RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
8	2524 1st St. SW	101405943029442828	LTS 4 & 5 BLK 13 REPLAT OF FRANCISCAN ADDN	REDITUS ALBI LLC	CHANGE	M-2 / OR SU-2 NFTOD	MX-M	NR-GM	NR-C	Yes	No	No	No	No	The use on this property (heavy vehicle repair) is not allowed in the MX-M zone and is nonconforming on this property given pre-IDO entitlements. This use is first allowed in the NR-C zone district, which makes NR-C an appropriate zone conversion.
35A	4600 Paseo del Norte NE	101706325338020199	TR OF LAND IN E1/2 NW1/4 & W1/2 NE1/4 SEC 23 T11N R3E (EXCLPORT OUT TO R/W) CONT 43.3900	AMERICAN GYPSUM INC	CHANGE	IP	NR-BP	NR-GM	NR-GM	Yes	No	No	No	No	The existing use on the property is heavy manufacturing and became nonconforming with the adoption of the IDO. Heavy manufacturing is first allowed as a permissive primary use in the NR-GM zone district, so NR-GM is an appropriate zone conversion.
35B	4600 Paseo del Norte NE	101706325649320180	TR OF LAND IN N/2 NE/4 NW/4 SEC 23 T11N R3E EXC THOSE PORS ON THE NLY PORS & ELY PORS OUT TO R/W PASEO DEL NORTE CONT 11.4706 AC +-	AMERICAN GYPSUM INC	CHANGE	IP	NR-BP	NR-GM	NR-GM	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.
35C	7801 Tiburon NE	101706319031120198	TR OF LAND IN W1/2 SE1/4 SE1/4 NW1/4 SEC 23 T11N R3ECONT 3.6438 AC	CHI-WIK ENTERPRISES LLC	CHANGE	IP	NR-BP	NR-GM	NR-GM	Yes	No	No	No	No	The existing use on the property is heavy manufacturing and became nonconforming with the adoption of the IDO. Heavy manufacturing is first allowed as a permissive primary use in the NR-GM zone district, so NR-GM is an appropriate zone conversion.
35D	7801 Tiburon NE	101706326329620110	TR 1 SECOND AMENDED SUMMARY PLAT LANDS OF AMERICANGYPSUM CO (PORT OF PARCEL A) CONT 12.0000	CHI-WIK ENTERPRISES LLC	CONSISTENCY	SU-1 / M-1 PERMISSIVE USES	NR-LM	NR-GM	NR-GM	Yes	No	No	No	No	The existing use on the property is heavy manufacturing and became nonconforming with the adoption of the IDO. Heavy manufacturing is first allowed as a permissive primary use in the NR-GM zone district, so NR-GM is an appropriate zone conversion.
122	1709 Walter St SE	101405644828610509	LOT C & SOUTH 35.31'FT OF LOT D PLAT OF SIMPSON & LEVERETT'S SUBD OF LTS 1 & 2 BLK 53 & NL PORTION OF LT 3 BLK 3 EASTERN ADD 1ST EXT SOUTH	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	Yes	No	No	No	No	This lot contains two single-family homes that existed prior to the establishment of zoning in 1959, so they are nonconforming in the R-1A zone district. Staff recommends a conversion to R-T, which is the first zone where more than one single-family home is allowed on a lot and because R-T is a low-density residential zone, which is more appropriate given the surrounding R-1 zoning.

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132	2021 Zearing Ave NW	101305918002930902	LTS 8 & 9 BLK 3 JOHN BARON BURG PARK CONT 6,500 SF	MARKEN CHARLES & JUANITA	CONSISTENCY	S-R	R-1A		NR-C	Yes	No	No	No	No	The uses on this property include light manufacturing and retail, which are legally nonconforming in the R-1A zone district at this site. NR-C is the first zone district that allows light manufacturing, so that is an appropriate conversion for this property.
137	6301 Alameda Blvd NE	101806437339110304	TR 1 PLAT OF TRACT 1 LEGACY APARTMENTS CONT 11.5685 AC	VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC	CHANGE	SU-2 / IP OR SU-2 NC	NR-BP	R-MH	R-MH	Yes	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The existing multi-family development on the property was approved under the SU-2 NC "or" zoning prior to the IDO, and is therefore nonconforming in the NR-BP zone, so Criterion #1 also applies. R-MH is an appropriate zone conversion given the entitlements and development on the property, as well as the R-MH zoning abutting the property to the west.
144	1400 San Mateo SE	101805601705630112	LTS 1 THRU 4 & LTS 13 THRU 16 & THE NORTH 17 FT OF LTS 5 & 17 BLK 25 VIRGINIA PLACE ADDN EXC WLY PORTION OUT TO R/W CONT	EXPECT A MIRACLE MINISTRIES	CHANGE	C-1	MX-M, MX-L	MX-M	MX-M	No	No	Yes	No	No	There is a floating zone line on this property, so Criterion #3 applies. Converting the MX-L portion to MX-M is appropriate for this property given the context.
146	10420 Oso Grande Rd NE	102106131433911727	* 5 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BESSETTE COLBI	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
147	1128 1/2 Walter NE	101505803222631708	3 TRS IN S D 12 25 X 70 FT X 13 X 9 X 68 X 30 X 142 FT	NARANJO SANDRA L	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This property contains two single-family detached dwellings that were built prior to the establishment of zoning in 1959, so the use is nonconforming in the MX-M zone district. MX-T would be the most appropriate zone conversion given the surrounding MX-M (Criterion #1 applies). R-T is an appropriate zone conversion because it is the first zone district that allows more than one dwelling on a lot.
148	1127 Walter NE	101505801822831805	50X63FT N PEREZ S GUTIERREZ WALTER	LOPEZ JESSE A & LORETTA A NARANJO-LOPEZ	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.

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149	1128 Walter NE	101505803122231707	LOT 18 FT BY 42 FT BBDED	LOPEZ JESSE A & NARANJO LOPEZ LORETTA A	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This property contains a two-family detached dwelling (duplex) that was built prior to the establishment of zoning in 1959, so the use is nonconforming in the MX-M zone district. R-T is an appropriate zone conversion because it is the first zone district that allows multiple dwellings on one lot.
150	1129 Walter NE	101505801623231806	43X97 N MARTINEZ E WALTER S SANDOVAL W MART	LOPEZ JESSE A & LORETTA A	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
151	2328 Del Timbre Lane SW	100905418345823304	LT 10-P1 BLK 4 SECOND CORRECTION PLAT FOR LOS DIAMANTESSUBDIVISION CONT .1206 AC	DR HORTON INC	CHANGE	SU-1 / MIXED USE	PD	R-1A	R-1A	No	No	No	Yes	Yes	This property is undeveloped and was previously SU-1, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion as it is consistent with the lot size and the zoning of the abutting properties.
154	121 Vassar Dr SE	101605721025033103	* 015 024UNIVERSITY HTS L15 & S1/2 L16	TROSTERUD EUGENE R JR & MARJORIE	CONSISTENCY	SU-2 / R3C	MX-L	MX-T	MX-T	Yes	No	No	No	No	The single-family dwelling on this parcel is nonconforming as it was allowed by the former R3C zone and is not allowed in the MX-L zone. MX-T is an appropriate zoning conversion as it allows the existing single-family use and serves as a transition between the various other zones in the area.
156	10309 Camino del Oso NE	102106129822440447	*59 4 OF UNIT 6 OSO GRANDE SUBD CONT .1928 AC MORE OR LESS	SQUIRES JANET L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
157	10330 Camino del Oso NE	102106134123040608	*8 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1423 AC MORE OR LESS	BROWN NANCY GRINE	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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158	1800 OLD TOWN RD NW	101305824929420732	LT B-2 PLAT OF LOTS B-1 & B-2 LANDS OF CARRUTHERSCONT .1456 AC	CARRUTHERS LLC	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	No	No	No	Yes	No	This property was zoned SU-2/DNA-SF and is currently undeveloped, so Criterion #4 applies. This parcel and #159 have the same ownership as the property to the north that is zoned R-T. As a premises, it is appropriate for these lots to have the same zone as the northern parcel, so R-T is an appropriate zone conversion.
159	1800 OLD TOWN RD NW	101305823929420731	LT B-1 PLAT OF LOTS B-1 & B-2 LANDS OF CARRUTHERSCONT .1297 AC	CARRUTHERS LLC	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	No	No	No	Yes	No	This property was zoned SU-2/DNA-SF and is currently undeveloped, so Criterion #4 applies. This parcel and #158 have the same ownership as the property to the north that is zoned R-T. As a premises, it is appropriate for these lots to have the same zone as the northern parcel, so R-T is an appropriate zone conversion.
160	1420 5th St NW	101405822242222907; 101405822141622908	* 016 021ALBRIGHT MOORE ADDL 16 & 17 * 014 021ALBRIGHT MOORE ADDL 14 & 15	WEATHERBEE SHIRLEY I	CHANGE	S-R	R-1A	MX-T	MX-T	No	No	No	Yes	No	This property was zoned SU-2/S-R under the Sawmill/Wells Park SDP prior to the adoption of the IDO and is currently undeveloped, so Criterion #4 applies. The lot has been in use as off-site parking for the MX-M property to the northeast. MX-T is an appropriate zone conversion to provide a transition between the MX-M to the east along 4th street and the residential neighborhood, which includes some R-T and some MX-T, to the west, and also better reflecting the longstanding use of the property.
162	10415 Oso Grande Rd NE	102106129934211322	* 21 1 OSO GRANDE SUBD UNIT #1 CONT 0.107 AC	BAKER GINGER	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
163	10432 Oso Grande	102106132834111724	* 8 3 OSO GRANDE SUBD UNIT #1 CONT 0.169 AC	MOHORIC MICHAEL T	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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164	10215 Oso Grande Rd	102106123332611303	* 2 1 OSO GRANDE SUBD UNIT #1 CONT 0.120 AC	ROBERTS JESSICA P & LANSFORD MARLON J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
165	10342 Oso Grande Rd NE	102106129032111422	* 16 2 OSO GRANDE SUBD UNIT #1 CONT 0.123 AC	BELTZ DOUGLAS P & MARY C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
166	10409 Oso Grande Rd NE	102106129634111321	* 20 1 OSO GRANDE SUBD UNIT #1 CONT 0.097 AC	DEFABIO MILDRED B	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
167	10423 Oso Grande Rd NE	102106130334311323	* 22 1 OSO GRANDE SUBD UNIT #1 CONT 0.106 AC	MILLER JOHNSON NANCY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
168	10419 Oso Grande Rd NE	102106130334311323	* 22 1 OSO GRANDE SUBD UNIT #1 CONT 0.106 AC	MILLER JOHNSON NANCY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
169	10406 Oso Grande Rd	102106130133811730	* 2 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	JONES TRACY LOUISE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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170	10424 Oso Grande Rd NE	102106131834011726	* 6 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	GONZALES ANNE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
171	10223 Oso Grande	102106124132711305	* 4 1 OSO GRANDE SUBD UNIT #1 CONT 0.118 AC	KEENAN MEGHANN FIONA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
172	10338 Oso Grande Rd	102106128632011423	* 15 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	FORTNEY JEANETTE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
173	10227 Oso Grande Rd	102106124432811306	* 5 1 OSO GRANDE SUBD UNIT #1 CONT 0.107 AC	HUGHES ELAINE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
174	10329 Camino del Oso NE	102106131623840452	*64 4 OF UNIT 6 OSO GRANDE SUBD CONT .1028 AC MORE OR LESS	HIRTZ LINDA B	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
175	10333 Camino del Oso NE	102106132023940453	*65 4 OF UNIT 6 OSO GRANDE SUBD CONT .1028 AC MORE OR LESS	GOLDEN EUGENE R & SONDRA N	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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176	10304 Camino del Oso NE	102106131722240602	*2 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	WORMHOOD WESLEY JEAN & WAYNE H	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
177	10312 Camino del Oso NE	102106132522440604	*4 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	FISH STEPHEN B & MERILYN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
178	5609 Chelton Court NE	102006110446020141	LT 32 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.3118 AC M/L OR 13,582 SQ FT M/L	FREEHLING KRISTINE & ALBERT	CONSISTENCY	R-2	R-ML	R-1		No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
179	10334 Oso Grande NE	102106128231911424	* 14 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	MARTINEZ MICHAEL E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
180	10400 Cueva del Oso	102106130529911905	* 5 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	CROOKS JAMES M	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
181	10404 Cueva del Oso NE	102106130930011906	* 6 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	PORRELLO KATHRYN V TRUSTEE PORRELLO TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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182	10323 Casador del Oso NE	102106131028811930	*30 7 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	LECLAIRE PATRICIA J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
183	10211 Casador del Oso NE	102106125227211818	*18 8 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	NELSON MELISSA J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
184	10305 Cueva del Oso NE	102106125129711410	* 28 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	GARCIA BEVERLY L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
185	10224 Casador del Oso NE	102106127026312130	* 7 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	MARTINEZ NANCY LOUISE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
186	10406 Casador del Oso NE	102106132827940429	*28 4 OSO GRANDE SUBD UNIT 4 CONT 0.096 AC	MARSH DARLENE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
187	10227 Casador del Oso	102106126727911814	*14 8 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	REED JIMMY W	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
188	10201 Casador del Oso	102106124527411819	*19 8 OSO GRANDE SUBD UNIT 4 CONT 0.205 AC	STEWART ROBERT PRESTON & MELANIE L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
189	10343 Cueva del Oso NE	102106128330511419	* 19 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	ROSS JOAN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
190	10332 Cueva del Oso NE	102106128129311809	* 9 8 OSO GRANDE SUBE UNIT #2 CONT 0.148 AC	LEE JENNIFER E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
191	10227 Cueva del Oso NE	102106123829511407	* 31 2 OSO GRANDE SUBD UNIT #2 CONT 0.180 AC	RHOADS PATRICK WILLIAM	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
192	10423 Cueva del Oso NE	102106131732411706	* 25 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	GARCIA KATHRYN A & MIRABAL LAURENCE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
193	5608 Fulton Ct NE	102006108645120136	LT 27 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2383 AC M/L OR 10,380 SQ FT M/L	O'BRIEN WILLIAM J III & SANDRA A TRUSTEES O'BRIEN FAMILY RVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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										1	2	3	4	5	
194	10319 Cueva del Oso NE	102106126129911413	* 25 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	MAYDEW RYAN P	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
195	10401 Cueva del Oso NE	102106129831811701	* 30 3 OSO GRANDE SUBD UNIT #2 CONT 0.123 AC	BLACKWELL BARBARA ELLEN & DAVID JAMES	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
196	10201 Cueva del Oso	102106122827011401	* 37 2 OSO GRANDE SUBD UNIT #2 CONT 0.116 AC	GREENE GARY & CONNIE S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
197	13219 Silver Peak Pl NE	102306229420441806	LOT 20 BLOCK E PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1076 AC	BACHAND GEORGE D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
198	10320 Cueva del Oso NE	102106126829011806	* 6 8 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	MARTIN LOUISE TR MARTIN RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
199	10324 Cueva del Oso NE	102106127229111807	* 7 8 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	SHELBURN BRENT & VAN ROYBAL RISA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
200	10427 Cueva del Oso NE	102106132132511707	* 24 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	SIGNORELLI LINDA A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
201	9201 La Tierra Ct	101906545505641201	LT 1-P1 AMENDED PLAT OF LA CUEVA ESTATES CONT .2498 AC	SAN FRANCISCO LTD CO	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
202	1627 Atrisco Dr NW	101105929907440224	LT 7-A PLAT OF ATRISCO FOUR-PLEX ADDN CONT 0.1169 AC M/L OR5,092 SF M/L	LUCERO BELINDA L	CONSISTENCY	R-2	R-ML	R-ML	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zone conversion given the surrounding single-family dwellings and duplexes.
203	12911 Chiltalpa Pl NE	102306213105830433	LOT 4-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2435 AC M/L OR 10,610 SQ FT M/L	PEDRETTI KEVIN T & ANNA MARIE TAUKE PEDRETTI	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
204	10317 Camino del Oso NE	102106130123440449	*61 4 OF UNIT 6 OSO GRANDE SUBD CONT .1974 AC MORE OR LESS	AFFAT VIVIENNE ANTOINETTE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
205	1715 7th St NW	101405910300630207	E'LY 90 FT OF LT 6 BLK 1 TENORIO ADDN	FOSTER ERIN	CHANGE	S-MI	NR-LM	R-1A	MX-T	Yes	No	No	No	No	This single-family dwelling existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.

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										1	2	3	4	5	
206	10338 Camino del Oso NE	102106135223540610	*10 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1561 AC MORE OR LESS	HALBER CHARLOTTE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
207	10434 Cueva del Oso NE	102106133230711913	* 13 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	DEMOSTHENOUS BYRON A & KELLEY W	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
208	2410 Centre Ave SE	101605608502530115	TR 9A-2 PRELIMINARY PLAT FOR CAVAN SUNPORT CENTRETRACTS 9A-1 & 9A-2 CONT 2.1047 AC	PROPERTY CONTROL DIVISION OF GENERAL SERVICES DEPT OF STATE OF NM	CHANGE	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
209	5601 Brockton Ct NE	102006113646120146	LT 37 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2021 AC M/L OR 8,803 SQ FT M/L	FUSS SHERIDAN W & SONDRA L TRUSTEES FUSS RVT	CONSISTENCY	R-2	R-ML	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
210	10416 Don Giovanni Place NW	101106638106740153	LT 10-P1 BLK 1 PLAT OF TUSCANY WEST UNIT 1 CONT 0.1748 AC	GUSTIN BRUCE A III TRUSTEE GUSTIN LVT	CONSISTENCY	R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
212	10418 Cueva del Oso NE	102106131930311909	* 9 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	MORNINGSTAR MICHAEL	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
213	2706 2nd St NW	101405940136411012	LT 4 BLK 6 MANDELL ADDN NO. 2	TEN BROECK PROPERTIES LLC	CONSISTENCY	M-1	NR-LM	R-1A	MX-T	Yes	No	No	No	No	This single-family dwelling existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.

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214	1908 Silver SE	101505743221242208	* 002 072TERRACE ADDN	LASTRAPES RICHARD L JR & KAREN C	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-T	Yes	No	No	No	No	The five dwelling units on this lot are legally nonconforming in the R-1B zone district. The IDO considers the existing units to be a duplex and a townhouse (not multi-family based on IDO definitions) so R-T is an appropriate zoning conversion.
215	10339 Oso Grande Rd NE	102106127933611316	* 15 1 OSO GRANDE SUBD UNIT #1 CONT 0.111 AC	HASTINGS CARRI	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
216	10347 Cueva del Oso NE	102106128830611420	* 18 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	HERMAN MARK S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
217	10335 Oso Grande	102106127633611315	* 14 1 OSO GRANDE SUBD UNIT #1 CONT 0.112 AC	TYE BERNARD & SYLVIA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
218	4918 Casa del Oso NE	102106127520840404	*53 4 OSO GRANDE SUBD UNIT 5 CONT 0.152 AC	HANSEN NANCY E TRUSTEE HANSEN RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
219	10244 Oso Redondo NE	102106126723332207	*12 9 OSO GRANDE SUBD UNIT 5 CONT 0.123 AC	HOUSTON ELIZABETH M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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220	10401 Casador del Oso NE	102106131829011928	*28 7 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	HERRERA GERALDINE L & HERRERA MATTHEW S & PETER J HERRERA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
221	10408 Cueva del Oso	102106131230111907	* 7 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	MOTTL JANE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
222	10318 Oso Redondo NE	102106129924440417	*40 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	LANIN JAY H & KAREN N	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
223	10354 Oso Redondo NE	102106132827040426	*31 4 OSO GRANDE SUBD UNIT 5 CONT 0.132 AC	COOKE BRIAN P & MONICA S CYRINO	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
224	10330 Oso Redondo NE	102106131124740420	*37 4 OSO GRANDE SUBD UNIT 5 CONT 0.108 AC	GILL JEANNE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
225	10327 Oso Redondo NE	102106130926612116	*21 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	WILSON THERMA C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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226	10322 Oso Redondo NE	102106130324540418	*39 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	HOMAN BETTY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
227	10231 Casador del Oso NE	102106127128011813	*13 8 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	BRUCH VICKI L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
228	10236 Oso Redondo NE	102106125823132209	*10 9 OSO GRANDE SUBD UNIT 5 CONT 0.135 AC	DOWELL JAYCE DANIEL & JESSICA L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
229	10228 Oso Redondo NE	102106124922832211	* 8 9 OSO GRANDE SUBD UNIT 5 CONT 0.208 AC	BRACKETT ALAN O & ROSE M TRUSTEE BRACKETT FAMILY RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
230	10200 Casador del Oso NE	102106124725912101	* 1 10 OSO GRANDE SUBD UNIT 4 CONT 0.128 AC	ROMERO DEBRA A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
231	10305 Oso Redondo NE	102106128925912111	*26 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	HANEY ROY W III	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
232	10300 Oso Redondo NE	102106128324040413	*44 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	SYLVARA MYRNA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
233	10314 Oso Redondo NE	102106129524340416	*41 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	LAHIANI AVIHAI	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
234	4938 Casa del Oso NE	102106128123240409	*48 4 OSO GRANDE SUBD UNIT 5 CONT 0.126 AC	Lee Geer	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
235	10309 Oso Grande NE	102106125533111309	* 8 1 OSO GRANDE SUBD UNIT #1 CONT 0.116 AC	BARNES-MANION LINDA S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
236	10347 Oso Grande NE	102106128533811318	* 17 1 OSO GRANDE SUBD UNIT #1 CONT 0.110 AC	BOWMAN ERICA S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
238	4921 Purcell Dr NE	102106137225940623	*23 11 OSO GRANDE SUB'N UNIT 7 CONT 5,175 SQ FT M/L	ANDERSON DIANE E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
239	4905 Purcell Dr NE	102106138224640627	*27 11 OSO GRANDE SUB'N UNIT 7 CONT 4,440 SQ FT M/L	NELSON PATRICIA & ELIZABETH A TRUSTEES NELSON-LANG RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
240	10237 Oso Redondo NE	102106125724912103	*34 10 OSO GRANDE SUBD UNIT 5 CONT 0.100 AC	ORTIZ JOYCE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
241	10326 Camino del Oso	102106133722840607	*7 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1148 AC MORE OR LESS	GREENE EILEEN SQUIRES & HAROLD ANTHONY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
242	8624 New Hampton Rd NE	102006112840820122	LT 13 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1776 AC M/L OR 7,736 SQ FT M/L	DANIEL ERIC	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
243	4901 Purcell Dr NE	102106138324340628	*28 11 OSO GRANDE SUB'N UNIT 7 CONT 5,200 SQ FT M/L	DOMENICHINI CHRISTINE A TRUSTEE DOMENICHINI RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
244	10307 Casador del Oso NE	102106129828511933	*33 7 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	YRENE BARBARA J TRUSTEE YRENE TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
245A	800 Gold Ave SW	101405701540922009	* 001 046N.M.T. ADD N 92 FT L1 &L2	HICKS LAURIE M & LARSON DEBORAH L	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	Yes	No	No	No	No	The office use on this property pre-dates the adoption of the Downtown Sector Development Plans and is therefore legally nonconforming. MX-T is an appropriate zone conversion that allows the office use and provides a transition between the Residential zoning to the south and west and the MX-FB zoning to the north and east.
245B	215 8th St SW	101405701440122008	* 001 046N.M.T. ADD S 50 FT L1 & L2	HICKS LAURIE M & LARSON DEBORAH L	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	Yes	No	No	No	No	The office use on this property pre-dates the adoption of the Downtown Sector Development Plans and is therefore legally nonconforming. MX-T is an appropriate zone conversion that allows the office use and provides a transition between the Residential zoning to the south and west and the MX-FB zoning to the north and east.
246	99999 HILTON AV NW	101506106013030827	LOTS 5 & 6 EASTVALE ADDN CONT .3864 AC +/-	OSBORN CAROLUS M ETUX	CONSISTENCY	R-1	R-1C, MX-M	NR-C	NR-C	Yes	No	Yes	No	No	There is a floating zone line on the property (Criterion #3 applies). The existing and historical use of the property for outdoor storage of materials and vehicles is nonconforming both the MX-M and R-1 zone districts. NR-C is an appropriate zoning conversion to address the floating zone line and bring the property into conformance.
247	1501 Silver SE	101505727525610101	* 007 051TERRACE ADDN	LARSON DEBORAH L	CONSISTENCY	SU-2 / SF	R-1B	R-T	R-T	Yes	No	No	No	No	This property is nonconforming because there are three dwelling units on one lot and existed in that form prior to 1959 when zoning was established in Albuquerque. The IDO considers these three units to be townhouse units based on IDO definitions, so R-T is an appropriate zoning conversion.
248	507 Princeton Dr SE	101605717301230203	* 007 066UNIVERSITY HTS ADDITION	COULL JESSE D & FACETTE MICHELLE R	CONSISTENCY	R-3	R-MH	R-1B	R-1B	Yes	Yes	No	No	No	This property qualifies for the zoning conversion process because the single-family use predates the establishment of zoning in 1959. R-ML is the first zone district that allows the single-family land use, but R-1B is an appropriate zone conversion for this property as a voluntary downzone given the existing single-family use and the lot size.

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250	249 Muriel NE	102105748703440608; 102105748703940609	* 016 017EAST CEN BUSINESS; * 015 017EAST CEN BUSINESS	FC ASSETS LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Yes	No	No	No	No	The uses on this property include heavy vehicle repair, which was allowed in the previous C-3 zone but is not allowed in the MX-H zone, so there is a nonconforming use on the property. NR-C is an appropriate zoning conversion because it is the first zone district that allows that use.
251	11600 Cochiti Rd SE	102105641541110239	LOT 1 BLK 8 EAST CENTRAL BUSINESS ADDN & ELY POR OF VAC SHIRLEY ST SE ORD	FC ASSETS LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Yes	No	No	No	No	The primary use of this property is light manufacturing, which was allowed by the former C-3 zoning but is not allowed as a primary use in the MX-H zone, so the use is nonconforming (Criterion #1 applies). NR-C is the first zone district where light manufacturing is allowed as a primary use, so NR-C is an appropriate zoning conversion.
252	13219 Jo Lane NE	102306231443221121	LOT 87A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1836 AC	LUM JOYCE L & CLINTON C	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
253	4900 Purcell Dr NE	102106139724610813	LT 34-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,384 SF M/L	KELLY CAROLYN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
254	10433 Camino del Oso NE	102106135327840465	*77 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1341 AC MORE OR LESS	MACKINNON TONYA GARCIA TRUSTEE MACKINNON RVLT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
255	4909 Noreen Ct. NE	102106140625710810	LT 31-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 4,848 SF M/L	BALDONADO ALBERT & SOPHIE M TRUSTEES BALDONADO LVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
256	10300 Camino del Oso NE	102106131222140601	*1 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1194 AC MORE OR LESS	KIRK GLENN G & MARGARET R	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
257	4921 Noreen CT NE	102106140227210807	LT 28-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 8,202 SF M/L	QUINONES ALICIA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
258	5108 Purcell Dr NE	102106137130640443	*14 4 OSO GRANDE SUBD UNIT 4 CONT 0.102 AC	LALONDE JAMES G	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
259	1315 2nd St. NW	101405829832610111	* 017 009PARIS ADD L 17 & 18	VIGIL MARTIN J	CONSISTENCY	M-1	NR-LM	MX-M	MX-T	Yes	No	No	No	No	There are two uses on this site: a two-family detached residential dwelling (duplex), which existed prior to the M-1 zoning designation and is therefore nonconforming, and artisan manufacturing, in the form of a custom sign company. The only zone where these two uses are allowed together is MX-T. In the MX-T zone district, artisan manufacturing is Conditional, and the use would be considered approved conditional per Subsection 14-16-4-1(E)(2), so this is the most appropriate zoning conversion.
260	8101 Jenson Court NE	102106420302830912	LT 12 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1674 AC	ABRAZO HOMES LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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261	8105 Ronan Court NE	102106417103430903	LT 3 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1680 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
262	8112 Jenson Court NE	102106422304530916	LT 16 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISONCONT .2082 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
263	8108 Jenson Court NE	102106422304030915	LT 15 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2053 AC	ABRAZO HOMES LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
264	8104 Jenson Court NE	102106422403430914	LT 14 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT 1.1935 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
265	8105 Jenson Court NE	102106420403430911	LT 11 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1648 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
266	8115 Jenson Court NE	102106420604530909	LT 9 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1768 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision

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267	8104 Ronan Court NE	102106419103430906	LT 6 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2041 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
268	8115 Ronan Court NE	102106417304530901	LT 1 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1798 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision.
269	8701 Desert Finch LN NE	102006409607032110	LT 1-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1401 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
270	8705 Desert Finch LN NE	102006410207032109	LT 2-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
271	8709 Desert Finch LN NE	102006410807032108	LT 3-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
272	8713 Desert Finch LN NE	102006411407032107	LT 4-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1310 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
273	8700 Desert Finch LN NE	102006409605632101	LT 6-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1433 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.

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274	8704 Desert Finch LN NE	102006410205632102	LT 7-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
275	8708 Desert Finch LN NE	102006410805632103	LT 8-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
276	8712 Desert Finch LN NE	102006411405632104	LT 9-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
277	8716 Desert Finch LN NE	102006412005632105	LT 10-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1461 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	No	No	No	Yes	Yes	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
278	4913 Noreen Court NE	102106140526110809	LT 30-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 4,652 SF M/L	GANGESTAD STEVEN W & BRANT SARA V	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
279	2122 Coal PL SE	101505749713740615	* 006 005BUENA VISTA HTS ADD	HALLETT RICHARD C	CONSISTENCY	SU-2 / DR	R-ML	MX-L	MX-T	Yes	No	No	No	No	The uses on this property include a residential dwelling unit and personal and business services; the latter is nonconforming in the R-ML zone. MX-T is an appropriate zoning conversion because it allows the single dwelling unit and personal and business services, and because it is a transitional zone that is appropriate in this area.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
280	4912 Purcell DR NE	102106139225710816	LT 37-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 4,587 SF M/L	METZ SHELLY RENEE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
281	4926 Casa del Oso NE	102106128621640406	*51 4 OSO GRANDE SUBD UNIT 5 CONT 0.294 AC	BROWN RICHARD G & ELLEN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
282	221 Cornell Dr SE	101605706317832003	* 014 007UNIVERSITY HTS ADD	BEEBE GEOFFREY A	CONSISTENCY	SU-2 / DR	R-ML	R-1	R-1B	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone. R-1B is an appropriate zone conversion for this property given the existing single-family use and the lot size.
283	5735 Pinon Grande NW	101106636551011506	LT 3 P-1 PLAT FOR RIDGEVIEW VILLGE UNIT 1 BEING A REPLATOF TRACTS A-1, A-2, B-1 & B-2 OF THE CORRECTION PLAT NO 1BULK LAND PLAT LANDS OF ZOLIN/KUNATH TRES ESQUINAS LLC AND	PENSTEMON PROPERTIES LLC	CONSISTENCY	R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
284	10240 Oso Redondo NE	102106126223232208	*11 9 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	GROENING CHARLYN JANENE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
285	10604 Rigoletto NW	101106633120942424	LT 24-P1 BLK 7 PLAT OF TUSCANY WEST UNIT 4	PERIWINKLE PROPERTIES LLC	CONSISTENCY	R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
286	320 Vassar SE	101605723211431824	* 010 027UNIVERSITY HTS ADD	BROWN MARLENE LAURA TRUSTEE BROWN LVT	CONSISTENCY	SU-2 / DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone. R-T is an appropriate zone conversion for this property given the existing single-family use and nearby zoning.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
287	10204 Oso Redondo RD NE	102106123425132217	* 2 9 OSO GRANDE SUBD UNIT 4 CONT 0.126 AC	GARTON ROBERT W & AMY M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
288	6600 Vista del Monte NE	101906219726120114	* 14 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MARK P KIMBALL TRUST C/O WELCH & FORBES LLC	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
289	7444 Marilyn Ave NE	101906218825020112	* 12 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DECKER MARY ANN	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
290	4705 Golden Barrel Rd NW	101306403445720544	LT 56 PLAT OF CACTUS RIDGE SUB CONT 0.1265 AC M/L OR 5,510 SQ FT M/L	VENUS DAVID C	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
291	5209 Noreen Dr NE	102106137434812035	LT 99A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,514.06 SQ FT M/L	POST BRIAN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
292	4913 Purcell Dr NE	102106137725340625	*25 11 OSO GRANDE SUB'N UNIT 7 CONT 5,023.125 SQ FT M/L	KORBER KERRY L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
293	4908 Edwards Dr NE	102106145127310226	*41 6 OSO GRANDE SUB'N UNIT 8 CONT 4440 SQ FT	PORTER JEAN ANN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
294	10304 Casador del Oso	102106129727212123	*14 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	WAKEFIELD COLLEEN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
295	10308 Cueva del Oso NE	102106126028811804	* 4 8 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	10308 CUEVA LLC	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
296	10308 Oso Redondo NE	102106129124240415	*42 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	VETTER DOUGLAS W	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
297	4934 Casa del Oso NE	102106128222840408	*49 4 OSO GRANDE SUBD UNIT 5 CONT 0.128 AC	GRAY CHERYL A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
298	4900 Noreen Ct NE	102106142725610849	*21 12 OSO GRANDE SUB'N UNIT 8 CONT 4,800 SQ FT M/L	EVANCEVICH JOHN & THERESA S OZUNA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
299	10309 Cueva del Oso NE	102106125529711411	* 27 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	ROBERTS VICTORIA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
300	10210 Oso Grande Rd NE	102106123030811437	* 1 2 OSO GRANDE SUBD UNIT #1 CONT 0.159 AC	BINKLEY MICHAEL J & MOORE-BINKLEY SHERRI K	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
301	12709 Osito Ct NE	102306108448320607	LOT 15A P1 PLAT OF LOTS 15A P1 & 16A P1 OF TIERRA DEL OSOSUBDIVISION AT HIGH DESERT CONT. 0.2627 AC	SAMBRANO RICHARD & STEFANIE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
302	7508 Tamarron Pl NE	101906223819331917	* 003 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KAMIENSKI JANE D	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
303	10300 Casador del Oso NE	102106129327112124	*13 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	CROUCH JACK M & PAULA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
304	5121 Noreen Dr NE	102106137933012031	*95 4 OSO GRANDE SUB'N UNIT 3 CONT 4,480 SQ FT	GIAR RYAN C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
305	400 Washington St SE	101705728009340807	TR Y BLK 10 VALLEY VIEW ADDN CORRECTED PLAT OF TR Y FORMERLY LTS 1 THRU 5 AND 32 THRU 36 BLK 10 VALLEY VIEW ADDN CONT 0.7100 AC M/L OR 30,928 SQ FT M/L	HOWEVER! LLC	CONSISTENCY	OR-2	MX-L, MX-M	MX-M	MX-M	No	No	Yes	No	No	There is a floating zone line through this property. Half of the property is MX-M and the other half is MX-T. MX-M is an appropriate zoning conversion to address the floating zone line given the surrounding zoning and the size of the existing buildings.
306	10304 Oso Redondo NE	102106128724140414	*43 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	ADAMS RICHARD A & PATSY G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
307	10342 Oso Redondo NE	102106132325640423	*34 4 OSO GRANDE SUBD UNIT 5 CONT 0.133 AC	WEEKS MILDRED	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
308	10405 Oso Ct NE	102106135625540617	*17 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1102 AC MORE OR LESS	DAVIDSON MARSHA JEAN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
310	7436 Marilyn Ave NE	101906217825120110	* 10 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TOWNSEND SHARON A	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
311	10322 CAMINO DEL OSO NE	102106133322740606	* 6 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC	COCA ROBERT R & ALICE C TR COCA RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
312	4901 Noreen Ct NE	102106140925010812	LT 33-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 5,097 SF M/L	BRANT CHRISTINA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
313	8620 New Hampton Rd NE	102006112140720123	LT 14 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1643 AC M/L OR 7,157 SQ FT M/L	MEYER BRUCE E & MARGARET ANN	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
314	4916 Purcell Dr NE	102106138926110817	LT 38-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 4,892 SF M/L	VALDEZ ELAINE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
315	4912 Casa del Oso NE	102106127020740403	*54 4 OSO GRANDE SUBD UNIT 5 CONT 0.120 AC	POROSEVA SVETLANA V	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
316	10309 Oso Redondo NE	102106129326012112	*25 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	CANARIS JOHN	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
317	5000 Purcell Dr NE	102106138227510821	LT 42-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,036 SF M/L	LYFORD MARI TONJA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
318	10616 Casador del Oso NE	102106142031310834	* 6 12 OSO GRANDE SUB'N UNIT 8 CONT 5292 SQ FT	LOSADA DEBORAH & JUAN C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
319	5200 Purcell Dr NE	102106136434012006	* 8 4 OSO GRANDE SUBE UNIT #2 CONT 0.098 AC	SIMMONS MARILYN C & CLAYTON M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
320	1002 Arno St NE	101405847618143019	TRS 162B, 161B2 & 173B2 MRGCD MAP #37 CONT 0.1899 AC M/L OR8,275 SQ FT M/L	COLBURN IAN & BELVIN ELIZABETH D	CONSISTENCY	SU-2 / NRC	MX-L	R-A	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
321	5117 Noreen Dr NE	102106138032612030	*94 4 OSO GRANDE SUB'N UNIT 3 CONT 4,480 SQ FT	KRAPCHA DONNA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
322	10530 Camino del Oso NE	102106140428410825	LT 46-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 11,922 SF M/L	EIDSMOE DAVID C & DONNA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
323	10414 Cueva del Oso NE	102106131530211908	* 8 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	GILMORE KRISTA TRUSTEE GILMORE SEPARATE PROPERTY TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-1 is an appropriate zone conversion because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in R-1A. Note that there is no R-1 zone. All R-1 in the city is assigned a "flavor" of R-1(A, B, C, or D) based on lot size. For this neighborhood, with small lots and many homes built on the lot line, R-1A is the appropriate flavor.
324	2705 1st St NW	101405941435611004	LT 11 BLK 6 MANDELL ADDN NO. 2	AGUILERA JAIME	CONSISTENCY	M-1	NR-LM	R-ML	MX-T	Yes	No	No	No	No	This single-family dwelling with a detached casita on this property existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX T, which is the most appropriate zone conversion given the surrounding industrial zoning.
325	4917 Edwards Dr NE	102106143427610844	*16 12 OSO GRANDE SUB'N UNIT 8 CONT 4,480 SQ FT	KELLY JOHN MICHAEL & HEIDI CRAIG	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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326	10319 Oso Redondo NE	102106130126312114	*23 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	COLELLA NEIL TRUSTEE COLELLA / LUDLUM LIVING TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
327	10604 Casador del Oso NE	102106140831110831	* 3 12 OSO GRANDE SUB'N UNIT 3 CONT 4,320 SQ FT	UNDERWOOD PHYLLIS A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
328	5105 Noreen Dr NE	102106138431412027	*91 4 OSO GRANDE SUB'N UNIT 3 CONT 4,480 SQ FT	O'CONNOR THOMAS M & SHARON M TRUSTEES O'CONNOR LVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
329	4905 Noreen Ct NE	102106140825410811	LT 32-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 4,844 SF M/L	YURKO CHERYL A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
330	4920 Purcell Dr NE	102106138726410818	LT 39-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,040 SF M/L	MALONE ANITA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
331	5201 Purcell NE	102106134932611712	* 19 3 OSO GRANDE SUBD UNIT #2 CONT 0.142 AC	GLASSCOCK SHARON W	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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332	10327 CASADOR DEL OSO N	102106131428911929	*29 7 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	BARRY NEIL E & JULIANNE C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
333	10308 Oso Grande Rd NE	102106125931511430	* 8 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	CHAVEZ KATHRYN J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
334	10226 Cueva del Oso NE	102106124728511801	* 1 8 OSO GRANDE SUBE UNIT #2 CONT 0.189 AC	HALD ANNIE-LORIE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
335	10318 Camino del Oso NE	102106132922540605	*5 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	GHNINVESTMENTS LLC	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
336	1002 Franciscan St NE	101405850918043153	TRACT 173 B1E MRGCD MAP 37 CONT 0.1380 (AC +/-) OR 6,011 (SQFT +/-)	DOLAN DIANE R	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	Yes	Yes	No	No	No	The previous zoning on this property, SU-2 / NRC, allowed single- and multi-family uses, so the single-family dwelling was allowed and is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion, which allows single-family dwellings, as well as the accessory dwelling unit on the property.
338	10247 Oso Redondo NE	102106126525212105	*32 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	ARPIN DANIEL P & BETTINA K	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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339	10231 Cueva del Oso NE	102106124329611408	* 30 2 OSO GRANDE SUBD UNIT #2 CONT 0.137 AC	STONE DEAN & MARY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
340	4501 Central Ave NE	101705731123943209	THE WEST 25 FEET OF LOTS 1 THRU 13 & ALL OF LOTS 18 THRU36 BLOCK 44 VALLEY VIEW ADDITION CONT 1.6139 AC	4501 CENTRAL LLC	CHANGE	SU-1 / MIXED USE	PD, MX-M	MX-M	MX-M	No	No	Yes	Yes	No	There is a floating zone line on the Assessor parcel, which has both PD and MX-M zoning, so Criterion 3 applies. The parcel is also undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply as well. Given the surrounding zoning and the proximity to Central, a Main Street and Premium Transit Corridor, MX-M is an appropriate zoning conversion.
342	5215 Purcell Dr NE	102106134633911715	* 16 3 OSO GRANDE SUBD UNIT #2 CONT 0.096 AC	WOLF CAROLINA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
343	5112 Fairmont Ct NW	101106339650412503	LOT 4 BLK 1 SHENANDOAH UNITS 4 & 5 (REPL OF RIVERVIEW PARCEL H-13B) CONT 7,196 SQ FT M/L	MARTIN ALLEN A & MARIA R	CONSISTENCY	SU-1 / R-T USES -210 MAX	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1C lot size requirements, R-1C is an appropriate zone conversion.
344	4913 Edwards Dr NE	102106143527210845	*17 12 OSO GRANDE SUB'N UNIT 8 CONT 4,480 SQ FT	PHILLIPS THEODORE & LAURA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
345	8623 New Hampton Rd NE	102006112142321010	LT 10 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1718 AC M/L OR 7,484 SQ FT M/L	PETERSON STEPHAN D & REBECCA S TRUSTEES PETERSON LVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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346	4917 Noreen Ct NE	102106140126510808	LT 29-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 8,372 SF M/L	GROESCHELL EDWARD J III	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
347	5021 Noreen Dr NE	102106138830312024	*88 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT	MAUNSELL NICHOLAS III	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
348	10633 Casador del Oso NE	102106142933310241	*26 6 OSO GRANDE SUB'N UNIT 8 CONT 10,000 SQ FT M/L	GUTIERREZ RAFAEL & DIANA A BARELA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
349	10425 Camino del Oso NE	102106134527540463	*75 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1607 AC MORE OR LESS	BRADLEY IRENE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
350	10505 Camino del Oso NE	102106136428412016	*80 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT	PATTON RICHARD J TRUSTEE PATTON RVLT & MARY C DAHLEN TRUSTEE DAHLEN RVLT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
351	5001 Purcell Dr NE	102106136827140620	*20 11 OSO GRANDE SUB'N UNIT 7 CONT 5,000 SQ FT M/L	SHURDHI IRIS & HOLMES DAVID	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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352	10615 Casador del Oso NE	102106140732610245	*21 6 OSO GRANDE SUB'N UNIT 3 CONT 4,400 SQ FT	HOWELL CARA N	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
353	10608 Casador del Oso NE	102106141231210832	* 4 12 OSO GRANDE SUB'N UNIT 3 CONT 4,320 SQ FT	MALIN VINITA R	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
354	10600 Casador del Oso NE	102106140030810829	* 1 12 OSO GRANDE SUB'N UNIT 3 CONT 4,600 SQ FT M/L	SHAW GLADYS L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
355	10629 Casador del Oso NE	102106142233110242	*25 6 OSO GRANDE SUB'N UNIT 8 CONT 5,000 SQ FT M/L	ROBISON KORY D	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
356	5024 Edwards Dr NE	102106143532310239	*28 6 OSO GRANDE SUB'N UNIT 8 CONT 5600 SQ FT M/L	ANDERSON JO BETH	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
357	10625 Casador del Oso NE	102106141833010243	*24 6 OSO GRANDE SUB'N UNIT 8 CONT 4,000 SQ FT M/L	MCNAMARA JAMES A & LORETTA L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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358	10318 Oso Grande NE	102106126731711428	* 10 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	FEIST PATRICK S & CHRISTINA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
359	5017 Noreen Dr NE	102106138929912023	*87 4 OSO GRANDE SUB'N UNIT 7 CONT 4,450 SQ FT M/L	BOURNE DOREEN S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
360	5016 Noreen Dr NE	102106140830310828	*49 12 OSO GRANDE SUB'N UNIT 7 CONT 7,000 SQ FT M/L	DIGGELMAN ROBERT & CAROL	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
361	10517 Camino del Oso NE	102106137628712019	*83 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT	GATT VICTORIA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
362	10525 Camino del Oso NE	102106138429012021	*85 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT M/L	EGAN MARIA A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
363	10413 Camino del Oso NE	102106134026240460	*72 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1051 AC MORE OR LESS	MANSFIELD LAUREN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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364	10405 Camino del Oso NE	102106133725440458	*70 4 OF UNIT 6 OSO GRANDE SUBD CONT .1028 AC MORE OR LESS	SEBASTIAN FRIEDA D	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
365	10401 Camino del Oso NE	102106133624940457	*69 4 OF UNIT 6 OSO GRANDE SUBD CONT .1148 AC MORE OR LESS	MEDLEY MARIE C & LEVISON DANIEL F	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
366	5100 Purcell Dr NE	102106137429640441	*16 4 OSO GRANDE SUBD UNIT 4 CONT 0.148 AC	PADILLA ARIS B & RUBY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
367	10314 Cueva del Oso NE	102106126428911805	* 5 8 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	MELGAARD DAVID KENNETH & PAMELA RUTH TRUSTEES MELGAARD FAMILY TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
368	10436 Casador del Oso NE	102106135628740436	*21 4 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	VIGIL ROBERT A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
369	5111 Purcell Dr NE	102106135330111918	*18 7 OSO GRANDE SUBD UNIT 4 CONT 0.103 AC	HINGA MARK B & WILSON MONICA G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
370	10612 Casador del Oso NE	102106142131210833	* 5 12 OSO GRANDE SUB'N UNIT 3 CONT 5,262.69 SQ FT M/L	MCINTYRE CHELSEA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
371	4904 Edwards Dr NE	102106145226810225	*42 6 OSO GRANDE SUB'N UNIT 8 CONT 4440 SQ FT	RIVARD KAREN LEE TRUSTEE RIVARD RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
372	315 Edith Blvd NE	101405745146513106	* 003 003BELVIDERE ADD	JOHNSON DONALD WHITNEY	CONSISTENCY	SU-2 / RO	R-ML	MX-T	MX-T	Yes	No	No	No	No	The law office on this property is nonconforming in the R-ML zone district. MX-T is an appropriate zoning conversion because it is the first zone district that allows office uses.
373	10601 Casador del Oso NE	102106139532310247	*18 6 OSO GRANDE SUB'N UNIT 3 CONT 4,417 SQ FT	ECHOHAWK LEORA M & DANIEL W	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
374	3400 Girard Blvd NE	101606026307331012	*1 REPLAT OF POR OF TR G COLES INDUSTRIAL SUB NO2 & POR OF PARCELS 1 & 2 OF I	PHAZE2 PROPERTIES LLC	CONSISTENCY	M-1	NR-LM, NR-C	NR-LM	NR-LM	No	No	Yes	No	No	A portion of this property along the North Diversion Channel is zoned NR-C, creating a floating zone line, so Criterion 3 applies. The majority of the property and the surrounding properties are zoned NR-LM, so NR-LM is an appropriate zoning conversion to fix the floating zone line.
376	900 Edith Blvd NE	101505800113031201; 101505800313531211	* 003 002JESUS ROMERO S 25 OF W115; N 25FT OF LOT 3 & E 10FT OF S 25FT OF LOT 3 BLK 2 JESUS ROMERO ADDN	ARELLANO VERONICA R	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	Yes	Yes	No	No	No	The previous zoning on this property, SU-2 / NRC, allowed single- and multi-family uses, so 2 single-family dwellings were allowed and are nonconforming in the MX-L zone district, which does not allow detached single-family development. MX-T is an appropriate zoning conversion because it allows 2 single-family dwellings and provides an transition between the MX-M to the south into the neighborhood to the north.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
377	10223 Casador del Oso NE	102106126327811815	*15 8 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	HARDWAY REGGIE L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
378	10437 Camino del Oso NE	102106135728040466	*78 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1051 AC MORE OR LESS	UNDERWOOD GAYLE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
379	5204 Edwards Dr NE	102106141935910217	LT 6A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 6,831.49 SQ FT M/L	CANTU THELMA E & ALBERTO O & EMERLINDA C CANTU	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
380	13215 Jo Lane NE	102306230943221122	LOT 88A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1703 AC	TEMPEL JIMMY P & PATRICIA H	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
381	8808 New Hampton St NE	102006118344120112	LT 3 BLK 1 TOGETHER WITH AN EASTERLY PORTION OF LOT 4 BLK 1LAMPLIGHTER ESTATES CONT 0.1595 AC	MIRABAL RALPH J & CHERYL S TRUSTEES MIRABAL LVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
382	6112 Wildflower Trl NE	102306208319930341	LT 25 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1477 AC M/L OR 6,436 SF M/L	BROWNING SCOTT K & FRANCES E TRUSTEES BROWNING RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
383	202 San Pablo SE	101905716606030441	*001 004 BEVENS ADDN	COMODO PROPERTIES LLC	CONSISTENCY	C-1	MX-L	MX-T	MX-T	No	Yes	No	No	No	This lot contains 4 units in 3 buildings, including 2 single-family detached units and one duplex. This use of the property has existed in its current form since before the establishment of zoning in 1959 so the single-family and duplex dwellings are nonconforming. MX-T is an appropriate zoning conversion because it allows the existing residential uses and serves as a transitional zone given the surrounding MX-L and MX-M.
384	6212 Rio Hondo Dr NE	101906227019140640	* 013 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HENDRICKSON JOHN P & GUDRUN	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
386	10300 Cueva del Oso NE	102106125128611802	* 2 8 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	GARCIA ALBERTO S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
387	10220 Casador del Oso NE	102106126726412131	* 6 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	NORDYKE GARY L & RIGENA W TRUSTEES NORDYKE RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
388	8608 New Hampton Rd NE	102006110240320126	LT 17 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1622 AC M/L OR 7,065 SQ FT M/L	EVANS SCOTT K & PAMELA J	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
389	8712 New Hampton Rd NE	102006116242820116	LOT 7 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	HERRERA HEIDI M	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
390	5600 Chelton Ct NE	102006112745520145	LT 36 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1791 AC M/L OR 7,802 SQ FT M/L	RAGIN SHIRLEY M	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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										1	2	3	4	5	
391	8709 New Hampton Rd NE	102006115144021005	LOT 5 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	TORNEBY MICHAEL A & LEITH A	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
392	8715 New Hampton Rd	102006115644321004	LOT 4 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	SOKKARY ADEL A & MARYANN	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
393	5500 Aniston St NE	102006118646020163	LT 54-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1772 AC M/L OR 7,719 SQ FT M/L	READY MARY H	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
394	5605 Aniston Ct NE	102006115448220154	LT 45 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1776 AC M/L OR 7,736 SQ FT M/L	GRAVNING WAYNE W & MARLYS A	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
395	5615 Brockton Ct NE	102006113448120149	LT 40 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2094 AC M/L OR 9,121 SQ FT M/L	KERSCHEN ROBERT L & MARTHA M TRUSTEES R L & M M KERSCHEN TRST	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
396	8632 New Hampton Rd NE	102006114041320120	LT 11 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1642 AC M/L OR 7,153 SQ FT M/L	SHEAD DICK M & CHARLENE R	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
397	8701 New Hampton Rd NE	102006114043321007	LOT 7 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	BLAIR JEFFREY S TRUSTEE BLAIR/FORREST LIVING TRUST ETAL	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
398	8619 New Hampton Rd NE	102006111442221011	LT 11 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	JAKICHE RITA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
399	8615 New Hampton Rd NE	102006110842121012	LT 12 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	FLEMING ROBERT E & ESTHER M	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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										1	2	3	4	5	
400	8612 New Hampton Rd NE	102006110840420125	LT 16 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1643 AC M/L OR 7,157 SQ FT M/L	MARTINEZ KELO	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
401	8628 New Hampton Rd NE	102006113541020121	LT 12 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1770 AC M/L OR 7,710 SQ FT M/L	HALL RUSSELL K & RACHEL M A	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
402	5605 Brockton Ct NE	102006113146720147	LT 38 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1734 AC M/L OR 7,553 SQ FT M/L	FANTL BRIAN I & JEANNETTE A CO-TRUSTEES FANTL RVT	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
403	123 Montano Rd NW	101506117029920215	TR A PLAT OF TRACT A MONTANO DISTRIBUTION CENTER (BEING AREPLAT OF TRACT A, LANDS OF ASSOCIATED GROCERS, INC. ANDTRACTS 50-D-2, 50-D-3, 52-B-2 AND 52-B-3, MRGCD MAP NO 32)	KRUMSICK HERBERT L TR KRUMSICK RVT & ETAL C/O T JOHNSON MANAGEMENT LC	CHANGE	M-1 / OR SU-2 NFTOD	MX-M	NR-GM	NR-C	Yes	No	No	No	No	The uses on this property include heavy vehicle fueling and outdoor vehicle storage, both of which were allowed by the prior M-1 zoning but are not allowed in the MX-M zone. Heavy vehicle fueling is first permissive in the NR-C zone district and outdoor vehicle storage is conditional in NR-C. There are also other NR-C properties in the area, so that is an appropriate zoning conversion.
404	8600 New Hampton Rd. NE	102006108840120128	LT 19 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2065 AC M/L OR 8,995 SQ FT M/L	MCDERMOTT MARGARET G C/O URBIELEWICZ MURPHREE CPA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
405	4929 Purcell Dr NE	102106136926740621	*21 11 OSO GRANDE SUB'N UNIT 7 CONT 4,708 SQ FT M/L	DAVIS MARSHA F	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
406	10426 Cueva del Oso NE	102106132630511911	* 11 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	PULLIAM RANDY & DANA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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407	5227 Noreen Dr NE	102106136936312039	LT 103A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,586.91 SQ FT M/L	HENDERSON EDWARD J & LINDA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
408	4928 Edwards Dr NE	102106144529210231	*36 6 OSO GRANDE SUB'N UNIT 8 CONT 4480 SQ FT	GARCIA GLORIA G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
409	8601 New Hampton Rd NE	102006110142021013	LT 13 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2150 AC M/L OR 9,365 SQ FT M/L	SMITH ALAN R & CAROLYN S TRUSTEES SMITH LVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
410	10509 Camino del Oso	102106136828512017	*81 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT	ZIMMERMAN NORMA R TRUSTEE ZIMMERMAN TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
411	10226 Oso Grande Rd NE	102106124731211433	* 5 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	ROSUL CATHERINE C TRUSTEE ROSUL RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
412	13000 Desert Moon Pl NE	102306216704131126	LOT 1-P1 PLAT FOR DESERT SONG CONT .2212 AC	MOON ADRAINE R TRUSTEE MOON TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1D	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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413	10452 Casador del Oso NE	102106137229240440	*17 4 OSO GRANDE SUBD UNIT 4 CONT 0.222 AC	GESSNER PETER P & ROSA G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
414	5509 Drayton St NE	102006108342220131	LT 22-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1682 AC M/L OR 7,327 SQ FT M/L	CLEVENGER MARVIN B & JASCINDA B	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
415	11101 Acoma Rd SE	102105627141610307	10 TR A SUMMARY SUBD REPLAT OF EAST CENTRAL BUSINESS ADD BLK 10 LTS 10 11 12	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
416	11012 Cochiti Rd SE	102105624943410324	* 003 010EAST CENTRAL BUS ADD & L4	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
417	11003, 11013 Acoma Rd SE	102105623941310302; 102105623341310301	* 031 010EAST CENTRAL BUS ADDITION S PORT LT 31; * 032 010EAST CENTRAL BUS ADD S PORT LT 32	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	MX-T	Yes	No	No	No	No	These two parcels contain a nonconforming single-family dwelling (Criterion 1 applies) and an undeveloped lot that appears to be used for parking and was previously zoned SU-2 / C-3 (Criterion 4 applies). These parcels do not appear to be part of the mobile home parks to the east or north. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition to the surrounding MX-H zoning (recommended to convert to R-MC).
419	10421 Camino del Oso NE	102106134327040462	*74 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1496 AC MORE OR LESS	GREEN JAMES W & GAIL C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
420	6639 Casa Loma NE	101906217429121710	* 10 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	JOHNSON SHERYL A & VAN BERG TODD	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
421	5124 Purcell Dr NE	102106136732912003	* 10 4 OSO GRANDE SUBE UNIT #2 CONT 0.098 AC	SHIBLEY CHRISTOPHER T (updated 2019)	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
422	5205 Edwards Dr NE	102106140135512403	* 9 5 OSO GRANDE SUB'N UNIT 3 CONT 5,280 SQ FT M/L	HANLIN BRIAN P	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
423	5219 Purcell Dr NE	102106134534211716	* 15 3 OSO GRANDE SUBD UNIT #2 CONT 0.096 AC	TOMASHEFSKI ANN C TRUSTEE JOHNSON TOMASHEFSKI TR	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
424	5204 Purcell Dr NE	102106136334412007	* 7 4 OSO GRANDE SUBE UNIT #2 CONT 0.098 AC	HUBBARD WILLIAM M & HUBBARD DEBBIE J TRUSTEES HUBBARD RVLT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
425	5208 Edwards Dr NE	102106141836210218	LT 5A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 6,841.56 SQ FT M/L	PRICHARD LESLIE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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426	5209 Purcell Dr NE	102106134733511714	* 17 3 OSO GRANDE SUBD UNIT #2 CONT 0.096 AC	VARELA ADAM A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
427	5209 Edwards Dr NE	102106139935912404	*10 5 OSO GRANDE SUB'N UNIT 3 CONT 4,800 SQ FT	SCOTT LINDA J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
428	5000 Edwards Dr NE	102106144229910233	*34 6 OSO GRANDE SUB'N UNIT 8 CONT 4480 SQ FT	WINTHER J LAVONNE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
429	504 Vassar Dr SE	101605723102030405	* 002 064UNIVERSITY HTS ADD	SASSER K SHANE	CONSISTENCY	R-3	R-MH	R-ML	R-ML	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criteria #2). R-ML is an appropriate zone conversion given the surrounding zoning and development pattern.
430	4900 Edwards NE	102106145326510224	*43 6 OSO GRANDE SUB'N UNIT 8 CONT 5,000 SQ FT M/L	BILLINGS MAUREEN G TRUSTEE BILLINGS RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
431	6400 Consuelo Point St NE	102306219535420801	LT 52 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1737 AC	RIDER REGNER C & BEVERLY M TR USTEES RIDER RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
432	5205 Purcell Dr NE	102106134932611712	* 19 3 OSO GRANDE SUBD UNIT #2 CONT 0.142 AC	MCCARTAN CHRISTOPHER CHARLES SALLIS	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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433	5123 High Desert Place NE	102306145027110154	LT 45 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1959 AC	THOMAS DAVID H III & JENNIFER S	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
434	10433 Oso Grande Rd NE	102106131234711325	* 24 1 OSO GRANDE SUBD UNIT #1 CONT 0.152 AC	ESPARZA TED J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
435	10315 Oso Redondo NE	102106129726112113	*24 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	HILL SUSAN N	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
436	6620 High Ridge Place NE	102306205340920413	LT 12 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.2336 AC M/L OR 10,176 SF M/L	MENGONI RICHARD J & KATHLEEN A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
437	13501 Piedra Grande Pl	102306144833110127	LT 18 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .3000 AC	ESPARZA CARLOS & NEGRETE SYLVIA	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
438	12927 Juniper Canyon Trl NE	102306119247820547	LOT 42 PLAT OF UNIT 2 THE CANYONS AT HIGH DESERT (A REPLATOF TRACT A THE CANYONS AT HIGH DESERT) CONT .2462 AC	BERADINO ALFRED C & LINDA M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this portion of the subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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439	13100 Enchantment Ln NE	102306229331011616	LOT 5 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0662 AC	CHEVRIER DOUGLAS E & MARY LOU RUUD	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The attached single-family dwelling (duplex) on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because duplexes are allowed in R-1A as long as they are on separate lots, which this one is.
440	6504 Alpine Trail St NE	102306222739320905	LT 73 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1928 AC	HOSTLER JAMES LEE & JULIE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
441	3808 12th St NW	101406009027830923	TR 65 MAP 33 & THE SLY 10 FT THE SLY PORTION OF LT 10 CASA ESCONDIDAS SUBD CONT 0.7047 AC M/L OR 30,697 SQ FT M/L	MOORE DARREN S	CONSISTENCY	R-T	R-T	MX-L	MX-L	Yes	No	No	No	No	The auto repair shop on this parcel is nonconforming in the R-T zone. MX-L is an appropriate zoning conversion because it is the first zone where that use is allowed and also allows residential uses. There is no zone district in the IDO that allows both single-family dwellings and auto repair; this conversion will recognize the most intense use, but will make the single family dwelling and ADU nonconforming.
442	6409 Consuelo Point NE	102306217536020705	LT 55 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1375 AC	HYATT WILLIAM TOWNSEND & ALAENA LEIGH TRUSTEES HYATT LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
443	2037 Madiera Dr NE	101805802346521711	* 011 009WAGNER ADDN	CASTILLO JUANITA A TRUSTEES CASTILLO LVT C/OTAX ESTATE & BUSINESS LAW LTD	CONSISTENCY	R-1	R-1C	R-ML	R-T	Yes	No	No	No	No	The existing use on this property, a single family home with a garage converted into a second unit, is nonconforming in R-1, which does not allow accessory dwellings, so it qualifies for the zoning conversion process (Criterion #1. Multiple dwellings on a single lot are first allowed in the R-T zone district, so that is an appropriate zone conversion for this property.
444	10222 Oso Grande Rd NE	102106124331111434	* 4 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	FISHER MATTHEW D	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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445	113015 Sandia Point Rd NE	102306221137120809	LT 44 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1675 AC	ARRINGTON THEODORE S & PARTICIA M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
446	12915 Sunrise Trail Place NE	102306215840720619	LT 85 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2398 AC	SMITH JAMES DEAN & CAPRI L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
447	5218 Edwards Dr NE	102106141537010220	LT 3A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 6,817.80 SQ FT M/L	WILSON DANIEL EARL & LINDA JANE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
448	5222 Edwards Dr NE	102106141437410221	LT 2A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 6,740.25 SQ FT M/L	WILSON DANIEL EARL & LINDA JANE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
449	10326 Oso Redondo NE	102106130724640419	*38 4 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	JMG PROPERTIES LLC	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
450	6504 Martin Ct NE	101806223902040214	LOT 8 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	BUENO CARLOS JR & JOLENE M	CONSISTENCY	R-3	R-MH	R-1C	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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451	5223 Purcell Dr NE	102106134334611717	* 14 3 OSO GRANDE SUBD UNIT #2 CONT 0.097 AC	HICE ELMER D & DIANE L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
452	4925 Edwards Dr NE	102106143128310842	*14 12 OSO GRANDE SUB'N UNIT 8 CONT 4,520 SQ FT	SCHMILLE CHARMAINE B	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
453	6012 Legends Ave NW	101106105826622207	LOT 4 PLAT OF STORY ROCK UNIT 1 CONT .1483 AC	COX ARTHUR S & SUZANNE	CONSISTENCY	SU-1 / R-T 160 UNITS MAX.	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
454	5615 Chelton Ct NE	102006111146620142	LT 33 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2200 AC M/L OR 9,583 SQ FT M/L	CECIL JOE & LINDA	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
455	421, 423 High St and 613 Coal SE	101405748923343803	* 006 029HUNINGS HIGHLAND ADD	TUESDAY INVESTMENTS LLC	CONSISTENCY	SU-2 / RO	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zone conversion based on the current uses (a duplex and single-family dwelling), which are both permissive in R-T.
456	5609 Brockton Ct NE	102006112747520148	LT 39 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2785 AC M/L OR 12,131 SQ FT M/L	FOILES STEPHEN M & LYNN M	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
457	5608 Brockton Ct NE	102006114248320150	LT 41 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2397 AC M/L OR 10,441 SQ FT M/L	HENDERSON CHRISTOPHER LEE & TERI LYNETTE TRUSTEES HENDERSON RVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
458	5604 Brockton Ct NE	102006114747620151	LT 42 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1718 AC M/L OR 7,484 SQ FT M/L	WALTERS JOSEPH T & LINDA L	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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459	8712 Everton Ave NE	102006115145321023	LT 23 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	KONRAD CARL H & MARY E	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
460	8708 Everton Ave NE	102006114644921022	LT 22 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	SAULT ALLEN G & MICHELLE M	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
461	8804 Everton Ave NE	102006116246021025	LT 25 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	CORDOVA JERRY B & LELA M	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
462	10436 Oso Grande Rd NE	102106132934511723	* 9 3 OSO GRANDE SUBD UNIT #1 CONT 0.266 AC	GONZALES DENESA LYNN & ELOY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
463	13008 Sandia Point Rd NE	102306220534320737	LT 30 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1668 AC	STUDERUS THEODORE R & RONNIE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
464	12916 Desert Moon Pl NE	102306215504731101	LOT 26-P1 PLAT FOR DESERT SONG CONT .2329 AC	SCHAEFER GERALD A & LAVERNE T	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1D	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
465	6508 Alpine Trail St NE	102306222540020904	LT 74 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2860 AC	BRIERLEY JANET K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

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466	6412 Consuelo Point Ct NE	102306218936920804	LT 49 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1436 AC	CROCKETT ANNE H TRUSTEE CROCKETT RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
467	13000 Sandia Point Rd NE	102306219433820735	LT 28 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1510 AC	HEIDFELD REINHARD J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
468	8427 Tierra Morena Pl NE	102006402533521314	LT 7-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	SCARPA PAUL J & MARIA L	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
469	5117 Purcell Dr NE	102106134730511917	* 17 7 OSO GRANDE SUBE UNIT #2 CONT 0.096 AC	MARQUEZ DIANNA H	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
470	13024 Sandia Point Rd NE	102306222035420740	LT 33 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1754 AC	MELANCON DOLORES & NICHOLS	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
471	Tracts 401, Land of Atrisco Grant Unit 7	101005652511340513	TR 401 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/WCONT 9.9804 AC	HENRY SCOTT TRUSTEE HENRY RVT	CHANGE	R-D / R-1	PD	MX-T	MX-T	No	No	No	Yes	No	This property is undeveloped and was formerly zoned R-D, so Criterion 4 applies. MX-T is a transitional zone that allows a mix of relatively low density and intensity uses that would be appropriate in this area, so that is an appropriate zoning conversion for this property.
472	5311 Cortaderia Pl NE	102306106446120619	LOT 27P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.2692 AC M/L OR 11,727 SF M/L	CRAVEN JEAN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
473	13105 Sunrise Trail Pl	102306223346420627	LOT 18-B PLAT OF LOTS 18-A & 18-B CHACO RIDGE ATHIGH DESERT CONT .2171 AC	AGUILAR FERNANDO & KATHRYN R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
474	10417 Camino del Oso NE	102106134126540461	*73 4 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1459 AC MORE OR LESS	MEYER MICHAEL JOSEPH & DENISE DIETRICH MEYER TRUSTEES MEYER FAMILY TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
475	12612 Sunset Ridge Pl NE	102306206036320437	LT 35 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1650 AC M/L OR 7,187 SF M/L	GAMPEL WILLIAM & MARILYN W	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
476	10602 Casador del Oso NE	102106140430910830	* 2 12 OSO GRANDE SUB'N UNIT 3 CONT 4,320 SQ FT	DRABIK LESZEK & CZESLAWA TRUSTEES DRABIK RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
477	507 Rosemont NE	101405852129210901	TR 85B MRGCD MAP #37 CONT .1270 AC	MARTINEZ ROSALIE	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion as it reflects the lot size.
479	1004 Walter St NE	101505803017531408	TR OF LAND IN MARTINEZ TOWN SEC 16 T10N R3E NMPM	SOLANO DAVID M	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	Yes	Yes	Yes	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
480	920 Arno NE	101405847517643020	* 001 003MAYO & ROSS ADD L 1 & 2	DURAN AUDRY B & MARY E	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
482	914 Francisco	101405851515643137	MRGCD MAP 37 TRACT 242-A	SANCHEZ CHRISTINE & JOSEPH MARK HURTADO	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
483	1416 Franciscan NE	101405850737012240	SPRINGER TRASFER CO #1 TRACT 75B1 MAP37	VALLEJOS RONALD J	CONSISTENCY	SU-2 / M-1	NR-LM	R-1B	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.
484	708 Mountain Rd NE	101505803723531710	A TR OF LAND ADJ TO & SOUTH OF MOUNTAIN RD SEC 16 T10NR3E APPROX 35 X 65 CONT .0234 AC +/-	VILLA ELAUTERIO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
485	1418 Walter NE	101505804333620232	25X125 AS REC D119 P57	MARQUEZ TONY	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion because the lot is under 5,000 square feet.
486	707-709 Mountain Rd NE	101505803525020203; 101505803625520204	TR IN NW1/4 NW1/4 SW1/4 T10N 3E SEC16; TR OF LAND IN SANTA BARBARA PRCT NO 15 T10N R3E SEC 16 CONT2432 SQ FT	GARCIA ESTEBAN MARCIANO	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion because each of the two parcels on the premises are less than 5,000 square feet.
488	7531 Eagle Rock NE	101906425848921934; 101906425148921933; 101906425448021935; 101906425447421936	LOTS 1 THROUGH 4 PLAT OF LOTS 1 THRU 4 ROHAN SUBDIVISION	TIARA HOMES LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-1	R-1B	No	No	No	Yes	Yes	This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
489	13239 Morning Mist Ave NE	102306233340321110	LT 60-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .133 AC	WAITE SEAN R & ELIZABETH A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
490	9208 Buena Ventura NE	102005716405330304	LTS 11 THRU 18 BLK 6 WAGGOMAN DENISON ADDN CONT 58,375 SQ FT M/L OR 1.34 AC M/L	OUTLOOK GROUP LLC	CONSISTENCY	SU-2 / EG-C-2	MX-M	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
491	11010 Cochiti SE	102105624243610325; 102105623543610326; 102105623642310327	* 002 010EAST CENTRAL BUS ADD; * 001 010EAST CENTRAL BUS ADD; * 032 010EAST CENTRAL BUS ADD N PORT L31&N POR L3	JOHNSON ROGER L C/O OUTLOOK GROUP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
492	7519 Eagle Rock NE	101906424648521932	LT 9-C-P1 PLAT FOR LTS 9-A-P1, 9-B-P1 & 9-C-P1 LA VISTA ATDESERT RIDGE TRAILS (BEING A REPL OF LT 9 LA VISTA AT DESERTRIDGE TRAILS) CONT .2442 AC	TIARA HOMES INC	CONSISTENCY	R-D / 7 DU/A	PD	R-1	R-1B	No	No	No	Yes	Yes	This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern.
493	13519 Embudito View Ct NE	102306147129810132	LT 23 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1808 AC	COALSON TIMOTHY R & MARY ANN PINEDA	CONSISTENCY	SU-2 / HD/R-R	PD	R-1C	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
494	5705 Valerian Pl NE	102306217805530458	LT 47P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.18240 AC	SHELL HOLLY S & CHENETTE MARK	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
495	5708 Mariola Pl NE	102306216804930455	LT 50P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23211 AC	GROOM KENNETH N & JOAN M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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										1	2	3	4	5	
496	5808 Valerian Pl NE	102306218009330412	LT 25-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2630 AC M/L OR 11,459 SQ FT M/L	ROUSE JERRY W & FARRIS STACEY	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
497	12908 Desert Moon Pl NE	102306213904931103	LOT 24-P1 PLAT FOR DESERT SONG CONT .2335 AC	BAYLOR JAMES E & BAYLOR THERESA A TRUSTEES BAYLOR RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
498	5805 Valerian Pl NE	102306216807930417	LT 20-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.1799 AC M/L OR 7,840 SQ FT M/L	GEBHARDT BRIAN R DR & CERSOSIMO SHAYLIN K DR CO TR GEBHARDT/CERSOSIMO RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
499	12909 Chitalpa Pl NE	102306212705130434	LOT 3-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.1929 AC M/L OR 8,403 SQ FT M/L	CRAIG MARCUS J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
500	13223 Morning Mist Ave NE	102306231440621106	LT 64-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .128 AC	HARMON KAREN K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
501	5016 Edwards Dr NE	102106143831510237	*30 6 OSO GRANDE SUB'N UNIT 8 CONT 4520 SQ FT	WALKER JEFFREY F & MORTIMORE JILL A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
502	13300 Pine Forest Pl NE	102306233123241401	LOT 1 BLOCK I PLAT FOR DESERT MOUNTAIN AT HIGH DESERTUNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .2122 AC	PENT MICHELLE P TRUSTEE PENT TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

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										1	2	3	4	5	
503	13117 Bluemist Ln NE	102306229234110221	LOT 44 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1099 AC	SHEEHI DOROTHY OTHMER TRUSTEE SHEEHI RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
504	5719 Vulcan Vista Dr NE	102306211209730813	LT 12-P1 BLK 2 PLAT OF THE AERIE AT HIGH DESERT UNIT 2CONT .119 AC	OBRIEN CHRISTOPHER J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
505	10219 Cueva del Oso NE	102106123228711405	* 33 2 OSO GRANDE SUBD UNIT #2 CONT 0.143 AC	GREEN ALISON	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
506	5214 Purcell Dr NE	102106136135112009	* 5 4 OSO GRANDE SUBE UNIT #2 CONT 0.098 AC	MARKER THOMAS A & DEBORAH L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
507	13153 Neon Ave NE	102305811236021823	LOT 14 CITY LIGHTS SUBD CONT 3,925 SQ FT M/L	FEJER FRANCES L	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size pattern, R-1A is an appropriate zone conversion.
508	520 Coal Ave SW	101405708228520320	LT 10 BLK S THE NEW MEXICO TOWN COMPANY'S ORIGINALTOWNSITE OF ALBUQUERQUE CONT .0815 AC	FEJER FRANCES I	CONSISTENCY	SU-2 / R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zone conversion based on the current use, a single-family dwelling, and the surrounding zoning.
509	5205 Noreen Dr NE	102106137534412034	LT 98A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 & LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,304.46 SQ FT ML	LAMPPA DEREK C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
510	12905 Sunrise Trail Pl NE	102306214240420617	LT 87 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2001 AC	OTTO S JAMES & DIANNE S TRUSTEES OTTO FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
511	13224 Pine Forest Place NE	102306232322741815	LOT 1 BLOCK E PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1740 AC	GARRETT KATHLEEN O TRUSTEE GARRETT LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
512	13019 Sandia Point Rd NE	102306221637020810	LT 43 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2085 AC	CALLAHAN MICHAEL W & MARY J CO-TRUSTEES CALLAHAN RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
513	12900 Sandia Point Rd NE	102306215633320727	LT 20 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.3013 AC	MCDIVIT MICHAEL TIMOTHY RVT TRUSTEE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
514	5008 Edwards Dr NE	102106144030710235	*32 6 OSO GRANDE SUB'N UNIT 8 CONT 4480 SQ FT	MEISWINKEL FRANK J & VIOLA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
515	13107 Bluemist Ln NE	102306227933810218	LOT 41 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1058 AC	PAPE JOHN J & JULIA E	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
516	13032 Sandia Point Rd NE	102306223335320742	LT 35 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1615 AC	KHAN SANDRA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
517	10313 Camino del Oso	102106129723240448	*60 4 OF UNIT 6 OSO GRANDE SUBD CONT .2617 AC MORE OR LESS	MYERS JACLYN A & MYERS GWEN A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
518	13011 Sunrise Trail Place NE	102306220542820625	LT 79 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2150 AC	PORTER DONALD K & XAN N	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
519	10440 Oso Grande Rd NE	102106133034911722	* 10 3 OSO GRANDE SUBD UNIT #1 CONT 0.160 AC	WARD CECILE M TRUSTEE SURVIVOR'S TR WARD LVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
520	13011 Sandia Point Rd NE	102306220537320808	LT 45 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1840 AC	FARUKI MAJED T & NAJWA T	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
521	13504 Embudito View Ct NE	102306143828710147	LT 38 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1885 AC	BIGNELL JOHN & CAREY JENNIFER	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
522	12928 Sandia Point NE	102306218833720734	LT 27 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1493 AC	PREVENDER PHILLIP E II TRUSTEE PREVENDER TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
523	13251 Chaco Canyon Ln NE	102306234141121113	LT 79-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .254 AC	PEDERSEN PERRY	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
524	717 Candelaria Rd NW Unit R	101406022419131082	* 5 SOL RIO TOWNHOUSES BEING A REPL OF LT 3 BLK 18 OF THE MONKBRIDGE ADD'N	MCRAE SUSAN	CONSISTENCY	R-2	R-ML, R-T	R-T	R-T	No	Yes	Yes	No	No	This property is eligible for a zoning conversion as a voluntary downzone and a to resolve a floating lot line (Criteria #2 & #3). R-T is an appropriate zone conversion because a portion of this lot is zoned R-T and it is developed with an attached single-family (duplex) dwelling.
525	8704 Everton Ave NE	102006114044621021	LT 21 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	TORNEBY AVERY M & MARY E TRUSTEES/FAMILY TRUST	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
526	6323 Cliffbrush Lane NE	102306216927031308	LT 28 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1906 AC +/-	BAKER MICHAEL P & PENNY L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
527	12901 Sunrise Trail Pl NE	102306212540020615	LT 89 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.3743 AC	SINGARAJU BHARADWAJA K & CAMILLE HAMILTON TRUSTEES SINGARAJU RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
528	13104 Sandia Point Rd NE	102306225134920745	LT 38 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1480 AC	CRAIG ROBERT H & SHARON H TRUSTEES CRAIG RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
529	6416 Consuelo Point St NE	102306218837420805	LT 48 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1723 AC	STASNY CHRISTOPHER R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
530	13127 Sunrise Trail Pl NE	102306226745920632	LT 13 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .180 AC	BANNERMAN JOHN A & VICKI E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
531	12716 Desert Sky Ave NE	102306210129030610	LT 59-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1877 AC M/L OR 8,178 SF M/L	WILCOX FRANK A & WILCOX LISA G TRUSTEE WILCOX TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
532	13116 Sunrise Trail Pl NE	102306224744420637	LT 20 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) ACONT .240 AC	KLEEFISCH WILLIAM BOYD & LINDA LEE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
533	6359 Cliffbrush Ln NE	102306221829231337	LT 3 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1457 AC +/-	DELLMORE DOUGLAS GEORGE & DELLMORE DANA WEBB TRUSTEES DELLMORE LVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
534	13216 Bighorn Rd NE	102306232927910906	LOT 1 BLOCK C PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .1048 AC	ROSEN JEFFREY & LYNNE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
535	6404 Sage Point Ct NE	102306216834920708	LT 1 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1523 AC	BAKER MARY L TRUSTEE BAKER TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
537	13108 Sunrise Trail Pl NE	102306223744620638	LT 19 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .406 AC	CORDOBA RAUL E & ALICIA D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

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										1	2	3	4	5	
538	13001 Sunrise Trail Pl NE	102306218141520622	LT 82 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.3147 AC	CLEARY JOHN P	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
539	5012 Edwards Dr NE	102106143931110236	*31 6 OSO GRANDE SUB'N UNIT 8 CONT 4480 SQ FT	ABSHER CAROLE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
540	4905 Edwards Dr NE	102106143726410847	*19 12 OSO GRANDE SUB'N UNIT 8 CONT 4,480 SQ FT	TENNEY CRAIG M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
541	10604 Cueva del Oso	102106140033510208	*15 6 OSO GRANDE SUB'N UNIT 3 CONT 4,400 SQ FT	SALAZAR EVELYN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
542	209 Wellesley Dr SE	101605739220542509	* 020 042UNIVERSITY HTS ADD	MANTOS PETER H JR & STEWART TERESA L	CONSISTENCY	R-1	R-1C	R-T	R-T	Yes	No	No	No	No	This property contains a nonconforming accessory dwelling unit, and therefore qualifies for a zoning conversion based on Criterion #1. R-T is an appropriate zoning conversion to remedy this nonconformity given the mix of residential and mixed use zone districts in the area and because the R-T zone maintains a similar built pattern.

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										1	2	3	4	5	
544	99999 Unser Blvd NW (SWC Unser & McMahon)	101106627731810201	TRACT 20A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/LOR 831,473 SQ FT M/L	TRES ESQUINAS LIMITED COMPANY	CHANGE	SU-1 / FOR C-1 USES	MX-L	MX-M	NR-C	No	No	No	Yes	No	Prior zoning on this undeveloped site: SU-1; Criterion 4 applies. Approved SDPS (never signed by DRB) shows retail establishments over 10K SF and grocery store over 50K SF: general retail, medium in IDO. The prior SU-1 zoning included some liquor sales (on and off premises). Other development on the intersection includes small and medium retail. NR-C is an appropriate zone conversion given prior entitlements, context, and Comp Plan policy support for non-residential development on the west side.
545	13415 Wilderness Place	102306142235410112	LT 3 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2527 AC	PAYNE WILLIAM H & DEBORAH N	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
546	5008 Noreen Dr NE	102106141029010826	LT 47-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 12,981 SF M/L	SAMPSEL SARAH L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
547	12920 Sunrise Trail Pl NE	102306216539320609	LT 63 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1701 AC	CUMMINS CALVIN L & ALYCE L TRUSTEES CUMMINS TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
548	6420 Consuelo Point St NE	102306218438020806	LT 47 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2528 AC	JAMES RICK A & ANGELA A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
549	6428 Sage Point Court NE	102306215937020714	LT 7 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1050 AC	LE GALL CAROLE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

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										1	2	3	4	5	
550	5214 Noreen Dr NE	102106138735912413	LT 4A BLK 5 PLAT OF LTS 97A - 104A BLK 4 LTS 1A - 7A BLK 5 LTS 1A - 10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,800 SQ FT ML	JOHNSON HAYLEY	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
551	12909 Sunrise Trail Pl NE	102306214240420617	LT 87 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2001 AC	OTTO S JAMES & DIANNE S TRUSTEES OTTO FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
552	12600 Desert Marigold Ln NE	102306205120530336	LT 30 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1294 AC M/L OR 5,640 SF M/L	HUGHES PEGGY A & CAMERON CHARLENE M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
553	10344 Cueva del Oso NE	102106129029511901	* 1 7 OSO GRANDE SUBE UNIT #2 CONT 0.149 AC	STEINLAUF MATTHEW	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
554	12904 Sunrise Trail Pl NE	102306213238320613	LT 91 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.4475 AC	WONG PETER L TRUSTEE WONG RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
555	5208 Noreen Dr NE	102106138835512414	LT 5A BLK 5 PLAT OF LTS 97A - 104A BLK 4 LTS 1A - 7A BLK 5 LTS 1A - 10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,800 SQ FT ML	FLORES RODPLFO & BARBARA J	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
556	6423 Consuelo Point NE	102306216838020701	LT 59 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1539 AC	TORRES J V & ANNA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
557	6016 Wildflower Trail NE	102306207715631068	LT 11-A BLK C PLAT OF LTS 5-A THRU 14-A BLOCK CTHE TRILLIUM AT HIGH DESERT UNIT THREECONT 0.1257 AC	VAN KESTEREN JOHN A & PATSY A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
558	13230 Jo Lane NE	102306232541821133	LT 77-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .193 AC	SMITH KENNETH J & CATHERINE H	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
559	12909 Desert Moon Pl NE	102306212703431108	LOT 19-P1 PLAT FOR DESERT SONG CONT .1895 AC	ARGO ANTHONY F & NORMA J TRUSTEES LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
560	6436 Sage Point Ct NE	102306215537720716	LT 9 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1421 AC	BALLARD SANFORD & AMY JANE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
561	5707 Solterra Pl NE	102306220007330468	LT 37P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.18989 AC	RIFE JOEL C & COLEMAN NANCY B	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
562	5812 Valerian Pl NE	102306218110330413	LT 24-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2859 AC M/L OR 12,455 SQ FT M/L	DUTRO MICHAEL P & CHRISTINE E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
563	13401 Piedra Grande Pl NE	102306139233310120	LT 11 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .5550 AC	WERTHEIM HELEN J TRUSTEE HJW TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1D	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
564	5605 Valerian Pl NE	102306219804730461	LT 44P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.20828 AC	GENTRY STEPHEN M & DEBORAH J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
565	6511 Alpine Trail St NE	102306220339420602	LT 69 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2363 AC	BIVINS ROBERT E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
566	1256 Summer NW	101305840237911435	LT 10 BLK 3 REYNAUD ADDN CONT 0.1550 AC M/L OR 6,756 SF M/L	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILY TRUST	CONSISTENCY	S-R	R-1A	R-T	R-T	Yes	No	No	No	No	The 4-plex on this property is nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone that allows townhouse dwellings (which, as defined in the IDO, includes most 4-plexes and garden apartments.)
567	13223 Desert Rose Ave NE	102306231545021033	LT 6-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .200 AC	BOERIGTER GEORGE & SIBILLA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
568	6500 Anasazi NE	102306234844221038	LT 1-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .190 AC	DOLLAR BARBARA M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
569	6412 Anasazi Dr NE	102306235940721004	LT 54-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .173 AC	HARTFIELD ILENE M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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570	13208 Morning Mist NE	102306229638521016	LT 42-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .177 AC	JOHNSON NEAL C & NANCY J TRUSTEES JOHNSON RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
571	13224 Morning Mist Ave NE	102306231438921013	LT45-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .140 AC	PATHAK MADHAVI & YAGNESH	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
572	320 & 318 Edith Blvd SE	101405744428210613	* 011 019HUNINGS HIGHLAND ADD	BLADERGROEN NOREEN	CONSISTENCY	SU-2 / MR	R-1A	R-T	R-T	Yes	No	No	No	No	This property has multiple dwelling units that are nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units in this configuration.
573	6515 Dawn View Dr NE	102306227542921026	LT 32-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .253 AC	POLITO EUGENE A & JOAN R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
574	6409 Dawn View Dr NE	102306227238921020	LT 38-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .242 AC	FRAME DONALD L & KRISTY J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
575	10208 Casador del Oso	102106125526112134	* 3 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	ROMERO LAWRENCE J & PATRICIA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
576	8301 San Pedro NE or 5901 Carmel NE	101806425312230610	*17 16 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	JARAMILLO TONY L & PHYLLIS A	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP		NR-C	No	No	No	Yes	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The parcel is also an undeveloped former SU-2 property so Criterion #4 applies. NR-C is a compatible zone with the surrounding NR-BP and NR-LM zoning in the area.

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577	12705 Desert Marigold Lane NE	102306207922330321	LT 45 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1227 AC M/L OR 5,348 SF M/L	LUCERO CONSUELO & LUCERO ANGELA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
578	4919 Casa del Oso NE	102106126622332205	*14 9 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	SCHMIDT MARGARET WEBER	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
579	10208 Oso Redondo NE	102106123624732216	* 3 9 OSO GRANDE SUBD UNIT 4 CONT 0.130 AC	YAZZIE COLLEEN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
580	13243 Morning Mist Ave NE	102306233840221111	LT 59-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .136 AC	COLLINS STEVEN RUSSELL & COLETTE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
581	13205 Morning Mist Ave NE	102306229240121102	LT 68-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .158 AC	MORRISON ROBERT S & GLORIA H	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
582	6415 Dawn View Dr NE	102306227039621021	LT 37-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .206 AC	SKOLNICK MICHAEL J & JOYCE D HADEN CO-TRUSTEES SKOLNICK & HADEN RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
583	13235 Morning Mist Ave NE	102306232840321109	LT 61-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .127 AC	HALE KEVIN C & CINDY A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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584	6420 Anasazi Dr NE	102306235742221002	LT 56-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .173 AC	ELLEFSON JOHN PETER TRUSTEE ELLEFSON RVT & ELLEFSON JOAN L TRUSTEE ELLEFSON RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
585	13246 Morning Mist Ave NE	102306234638521008	LT 50-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .195 AC	GRIFFITH CRAIG E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
586	10922 Acoma SE	102105621740720219	* 011 012EAST CENTRAL BUS	NEUBER CAROLYN L	CONSISTENCY	SU-2 / C-3	NR-C	MX-H	MX-T	Yes	No	No	No	No	This property contains a single-family dwelling unit, which is nonconforming in the NR-C zone district. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition between the R-1 zoning to the south and the NR-C and MX-H zones to the north and west.
587	5816 Mariola Pl	102306215109630423	LT 14-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2157 AC M/L OR 9,396 SQ FT M/L	BARRERA ANTHONY & TASHA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
588	12712 Northern Sky Ave NE	102306208726430513	LT 13-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1493 AC M/L OR 6,506 SF M/L	WIEMERI JEFFREY CHARLES & KILEY ELIZABETH	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
589	10308 Casador del Oso NE	102106130127312122	*15 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	RONQUILLO DAVID ROSALES & RONQUILLO CARLOS ANDREW	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
590	6301 Mojave Aster Way NE	102306218224931506	LT 40 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0915 AC +/-	HICKEY PATRICK M & KILBURY ANDREA L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood.

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591	12912 Chitalpa Pl NE	102306215305030440	LT 65P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.21544 AC	KORBER AL & MARILYN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
592	5916 Night Shadow Ave NW	101106619249521420	LOT 52 PLAT OF LOS SUENOS SUBDIVISION CONT .1038 AC	MROZ LYNN M	CONSISTENCY	R-T	R-T	R-1B	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size pattern, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
593	6309 Ghost Flower Trail NE	102306220325331410	LT 37 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0997 AC +/-	RICCI JAMES WARREN & SANDRA KAY TR RICCI FAMILY TRUST	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
594	6235 Goldfield Place NE	102306230429610709	LOT 25 BLOCK A PLAT FOR DESERT MOUNTAN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A, HIGH DESERTCONT .1048 AC	CERSOSIMO MICHAEL & LINDA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
595	13123 Sunrise Trail Place NE	102306226146320631	LT 14 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .233 AC	SOULE RALPH T & PAMELA P TRUSTEES SOULE RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mixture of lot sizes that best reflect the R-1A "flavor" of R-1.
596	13204 Jo Lane NE	102306229441421127	LT 71-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .166 AC	MARTIN CLOVIS & EVELYN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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597	12701 Sunset Ridge Pl NE	102306206838020428	LT 27 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1911 AC M/L OR 8,324 SF M/L	JORDAN ROBERTO F & SARA M TRUSTEES JORDAN RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
598	13100 Sandia Point Rd NE	102306224535120744	LT 37 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1615 AC	HALL MICHAEL D & JANIE L TRUSTEES HALL LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
599	10401 Oso Grande NE	102106128933911319	* 18 1 OSO GRANDE SUBD UNIT #1 CONT 0.109 AC	STROHACKER CONRAD J & MARY TRUSTEES STROHACKER FAMILY TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
600	6515 Alpine Trail St NE	102306220140120603	LT 70 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1800 AC	ONEAL RICHARD & ROBERTS MCKINNON	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
601	13301 Silver Peak Pl NE	102306233921541406	LOT 10 BLOCK I PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2141 AC	GOFORTH PHILLIP D & FRANCESCA M RUSSO- GOFORTH TRUSTEES GOFORTH FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
602	10526 Camino del Oso NE	102106139728010824	LT 45-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 4,613 SF M/L	MIDGLEY JANE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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603	5819 Mariola Pl NE	102306213309930426	LT 11-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2089 AC M/L OR 9,102 SQ FT M/L	CLAFFY ROBERT PAUL & LYNNELL L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
604	4815 Sandpoint Rd NW	101206526347012254	LOT 1-P1 BLK 3 VACATION & REPLAT FOR PARADISE GREENS UNIT 2COMPRISED OF TR B PARADISE GREENS UNIT 1 CONT 0.1711 AC M/LOR 7,453 SF M/L	STAYTON DONNA J	CONSISTENCY	R-2	R-ML	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1C lot size requirements, R-1C is an appropriate zone conversion.
605	12704 Sunset Ridge Pl NE	102306207135920439	LT 37 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1568 AC M/L OR 6,830 SF M/L	LIST RICHARD & MEGHAN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
606	10209 Cueva del Oso	102106123027811403	* 35 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	CAPENER GINA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
607	5309 Cortaderia Pl NE	102306105246120620	LOT 28P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.3434 AC M/L OR 14,961 SF M/L	DELLMORE DEBORAH A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
609	12801 Desert Sky NE	102306210930930534	LT 42-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1506 AC M/L OR 6,563 SF M/L	KOCHANSKY SAMUEL W & AUDRA L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
610	10327 Oso Grande Rd NE	102106126933411313	* 12 1 OSO GRANDE SUBD UNIT #1 CONT 0.102 AC	MARTINEZ PHILLIP	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
611	5247 Foothills Trail NE	102306150636710178	LT 10 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1521 AC	FARIA IRVIN E & PAULINE B	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
612	13219 Pine Forest Pl NE	102306232024641307	LOT 10 BLOCK D PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1072 AC	VARGO JOSEPH & JACQUELINE K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
613	13316 Silver Peak Pl NE	102306236219341501	LOT 5 BLOCK H PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2200 AC	KILLMAN MAX W & LINDA M DEVLIEG	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
614	401 Marble St NE	101405846716143001	* 007 003MAYO & ROSS ADD W 65FT L 7 TO 9	ROMERO ISABEL A & ROMERO RICHARD J	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-T	Yes	Yes	No	No	No	This property contains two detached single-family homes on one Assessor lot. Single-family uses are not allowed in MX-L, so the use is nonconforming (Criterion 1 applies). R-T is an appropriate zoning conversion because it is the first zone that allows more than one dwelling on a lot.
615	5606 Mariola Pl NE	102306219001530447	LT 58P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.19289 AC	TESKE NICHOLAS & KASSANDRA BIGSBY	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
616	7412 Marilyn Ave NE	101906214825720104	* 4 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	REIMBOLD RICHARD H & IRENE M TRUSTEES REIMBOLD RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
617	1410 Franciscan NE	101405851036112238	MAP 37 TRACT 75 C1	HERNANDEZ CAROL & SALOME	CONSISTENCY	SU-2 / M-1	NR-LM	R-1	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
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618	1011 1/2 Edith NE	101405851219643309	MAP 37 TRACT 183	MARQUEZ LIBRADA L TRUSTEE MARTINEZ TRUST	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
619	916 Arno NE	101405847317243021	* 003 003MAYO & ROSS ADD L 3 & N1/2 L4	RODRIGUEZ BELIA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
620	907 Franciscan NE	101405849115943006	* 023 003MAYO & ROSS ADD E 1/2 L23 & 24	BONILLA EVELYN M	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
621	919 Arno St NE	101405845517743225	* 015 002MAYO & ROSS ADD L 15 & 16	REYES DOLORES	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This area consists of mixed housing types and zoning, so R-T is an appropriate zoning conversion.
623	905 Silver SW	101305749939913205	LOTS 15 & 16 BLK 16 RAYNOLDS ADDN	GROTHUS BARBARA JANE	CHANGE	SU-3 / HOUSING FOCUS	R-MH	R-T	R-T	Yes	No	No	No	No	This property has a single-family dwelling with an accessory dwelling unit. The single-family dwelling is nonconforming in the R-MH zone district. R-T is an appropriate zoning conversion because it allows single-family dwellings and accessory dwelling units.
624	1606 Walter NE	101505802818031409	PORT OF LAND NORTH OF & ADJ TO LT 10 BLK 6 MAYO & ROSSADDITION CONT .2424 AC	BACA JOAQUIN F & MINDY S	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	Yes	Yes	Yes	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
625	412 Placido Martinez Ct NE	101405847512340104	LT 10 PLAT OF LOTS 1 THRU 13 EL PORVENIR SUBDIVISIONCONT .1087 AC	MASEMAN RAYMOND & MARGARET GOULD	CONSISTENCY	SU-2 / C-3	MX-M	R-1A	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
626	1515 Copper NE	101505731536811402	LOTS 9 THRU 11 BLK 17 B & L HIGHLAND ADD & POR VAC ALLEY	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILT TRUST	CONSISTENCY	SU-2 / MD-1	R-T	R-ML	R-ML	Yes	No	No	No	No	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
627	1422 Walter	101505804534820241	A TR IN SEC 16 10N 3 ED 282 1	GARCIA ELSIE RAEL	CONSISTENCY	SU-2 / RCM	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zoning conversion given the mix of low-density residential development types in this area and the fact that there appear to be multiple dwelling units on this lot..
628	809 Edith Blvd NE	101405849611543125	* 002 003TROTTER ADDITION	SEDILLO CARLOS	CONSISTENCY	SU-2 / C-3	MX-M	R-T	R-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is compatible with the surrounding MX-M zoning, allows the single-family use, and was requested by the property owner.
629	310 & 330 Aspen Avenue NW	101405848847412504	E'LY PORT OF TR 4B1B MRGCD 37 CONT .0520 AC	MARCUM JAMES & PAMELA	CONSISTENCY	SU-2 / M-1	NR-LM, R-1A	R-T	R-T	Yes	Yes	Yes	No	No	This property contains two single-family dwellings that are nonconforming in the NR-LM and R-1 zone districts (Criterion #1 applies). There is also a floating zone line through the parcel (Criterion #3 applies. R-T is the first zone district that allows 2 single-family dwellings on one lot, so that is an appropriate zoning conversion.
630	12712 Desert Sky NE	102306209528930609	LT 60-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1535 AC M/L OR 6,688 SF M/L	ROGERS MARY MARGARET & BARRY D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
631	10416 Casador del Oso NE	102106133628240431	*26 4 OSO GRANDE SUBD UNIT 4 CONT 0.100 AC	SMITH JERRY & DONNA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
632	10216 Oso Redondo NE	102106124023932214	* 5 9 OSO GRANDE SUBD UNIT 5 CONT 0.196 AC	VANBAALEN GERHARD	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
633	13305 Wilderness Pl NE	102306137735310117	LT 8 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .4428 AC	NEWSOM HORTON E & JOAN M TRUSTEES RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
635	6401 Sage Point Ct NE	102306215333920726	LT 19 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1071 AC	SIEBENTHAL JAMES R & EILEEN E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
636	700 Cordero Rd NE	101505806138020252	TRACT IN PRECINNT 15 SANTA BARB 50X79X50X81	RAMIREZ LUIS CARLOS & CONSUELO	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
637	911 Franciscan NE	101405848916543008	LTS 21 & 22 BLK 3 MAYO & ROSS ADDITION CONT .1389 AC	CRESPIN ERNEST TRUSTEE CRESPIN RVT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

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										1	2	3	4	5	
638	516, 518 Marble Ave, 916 Franciscan Dr NE	101405851116043144; 101405850416343145; 101405855415943148	* 005 004MAYO & ROSS ADD E 50FT L 5 TO 8; W 92 FT OF LTS 5 & 6 BLK 4 MAYO & ROSS REPL CONT 4600 SQ FTM/L; * 007 004MAYO & ROSS ADD W 92FT L 7 & 8	CRESPIN ERNEST TRUSTEE CRESPIN RVT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-T	Yes	Yes	No	No	No	This property contains three single-family dwellings on 3 Assessor Parcels. The Assessor Parcels do not match the AGIS platted parcels or with the dwellings. The dwellings were built prior to the establishment of zoning in 1959, so they are nonconforming in the MX-L zone district. Because of the location of the lot lines, portions of each of the three dwellings are in more than one parcel, so R-T is an appropriate conversion.
641	418 Arno St SE	101405740425243615	* 011 017HUNINGSHIGHLAND ADD	FORRESTER PHOENIX E	CHANGE	SU-2 / MR	R-1A	R-T	R-T	Yes	No	No	No	No	This property contains a duplex that is nonconforming in the R-1A zone district as it is not split across two separate lots. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex on a single lot and because it provides a transition between the R-1A zone district to the north and the R-ML zone district to the south.
642	5104 Purcell Dr NE	102106137230040442	*15 4 OSO GRANDE SUBD UNIT 4 CONT 0.153 AC	DEREYES RICHARD M & DIANE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
643	4612 Miramar Dr NW	101306407842521406	LT 6-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	GARDNER WILLIAM A & SUE M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
644	6001 Goldfield Pl NE	102306227814541616	LOT 4 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2220 AC	ROGINSON BRUCE D & PHYLLIS A TRUSTEE ROGINSON TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
646	305 Truman St NE	101705749434011503	* 022 010HGTS RESERVOIR ADD TRACT 12	MALONE CLIFFORD D JR	CONSISTENCY	R-1	R-1B	R-T	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit with a kitchen, which is nonconforming in R-1B. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwellings on one lot.

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647	5400 9th St NW	101406123724331569	MRGCD MAP # 32 TR 82A3B & 82B1 CONT 1.99 AC	GUTIERREZ FRED D	CONSISTENCY	R-1	R-1C	R-A	R-A	Yes	No	No	No	No	The agricultural uses on this property are nonconforming in R-1C. R-A is an appropriate zoning conversion because it allows both agricultural and residential uses.
648	313 Girard SE	101605724712831807	* 018 027UNIVERSITY HTS ADD	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILY TRUST	CONSISTENCY	SU-2 / RTD	R-T	R-ML	R-ML	Yes	No	No	No	No	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as nearby zoning.
649	206 Rosemont NE	101405841828411614	LOT 4-B BLOCK A PLAT OF LOTS 4-A & 4-B BLOCK ACOUNTY ADDITION CONT .0837 AC	HERRERA JOHN D & DOLORES	CONSISTENCY	SU-2 / HM	NR-LM	MX-T	MX-T	Yes	Yes	No	No	No	This property contains a duplex that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion because it is a traditional zone district for the surrounding NR-LM zoning.
650	1223 Broadway NE	101405843528311616	COUNTY N1/2OFLTS1-3XN1/2E8FTLT4BLKA	TAFOYA ELMIRA TRUSTEE TAFOYA TRUST	CONSISTENCY	SU-2 / HM	NR-LM	R-ML	MX-T	Yes	Yes	No	No	No	This property contains single-family dwelling with a detached accessory dwelling unit that is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.
651	4900 2nd St NW	101506101903830301; 101506102603630321	* 001 FRED J HENNRICH ADD; * A REPLAT OF LOT 2 FRED J HENNRICH ADDITION	OSBORN CAROLUS M & MARIA V	CONSISTENCY	C-2, P	MX-M	NR-C	NR-C	Yes	No	No	No	No	The heavy vehicle repair use on this property is nonconforming in the MX-M zone district. NR-C is an appropriate zoning conversion as NR-C is the first zone district that allows heavy vehicle repair.
654	6315 Goldfield Pl NE	102306232332110716	LOT 18 BLOCK A PLAT FOR DESERT MOUNTAN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A, HIGH DESERTCONT .1012 AC	GROSSE JAN R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
655	13227 Jo Lane NE	102306232543521119	LOT 85A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1896 AC	LARRABEE CHARLES S	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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656	13316 Slateridge Pl NE	102306236015541602	LOT 18 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .3151 AC	KINDSFATHER FAYE F TRUSTEE KINDSFATHER FAMILY RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
657	6301 Goldfield Pl NE	102306231431110713	LOT 21 BLOCK A PLAT FOR DESERT MOUNTAN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A, HIGH DESERTCONT .1140 AC	COLE JAMES R II TRUSTEE COLE II TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
658	13209 Pine Forest Pl NE	102306231224841309	LOT 8 BLOCK D PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .0964 AC	MITCHELL STEPHANIE A TRUSTEE MITCHELL RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
659	10341 Camino del Oso NE	102106132824240455	*67 4 OF UNIT 6 OSO GRANDE SUBD CONT .1023 AC MORE OR LESS	DAUNT BETTY A TRUSTEE DAUNT RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
660	12604 Sunset Ridge Pl NE	102306204535920435	LT 33 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1987 AC M/L OR 8,655 SF M/L	VITA DONALD M & PATRICIA R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
661	6310 Quemado Dr NE	101906221921231018	* 1 5 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	ADAMS GERTRUDE E	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
662	10323 Cueva del Oso	102106126530011414	* 24 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	DAMICO DONNA P & PYTLIK JOANN P	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
663	5705 Mariola Pl NE	102306215303030442	LT 63P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.34813 AC	HORTON NATHAN S & ERYN S CO-TRUSTEES HORTON RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
664	10416 Oso Ct NE	102106136824840615	*15 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .2020 AC MORE OR LESS	AUSTEN ALFRED D	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
665	12816 Sandia Ridge Pl NE	102306211733020477	LT 74 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1498 AC M/L OR 6,525 SF M/L	MARRON RALPH M TRUSTEE MARRON RVT & MARRON BONNIE L TRUSTEE MARRON RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
666	13201 Bighorn Rd NE	102306232029810801	LOT 4 BLOCK B PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .1611 A	CERONIE KAREN & RICHARD	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
667	13000 Sunrise Trail Pl NE	102306218639520606	LT 66 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2376 AC	HILL RICHARD Q & DIANNE L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
668	10312 Casador del Oso NE	102106130527412121	*16 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	BRYANT SUSAN L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
669	13204 Slateridge Pl NE	102306229114541614	LOT 6 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1937 AC	JOHNSON DAVID S & ELEANOR K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
670	13120 Sunrise Trail Pl NE	102306225444420636	LT 21 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .262 AC	MORTON JOHN A & KARENE G	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
671	13312 Slateridge Pl NE	102306235215841603	LOT 17 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2098 AC	STRASCINA PETER T & LINDA D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
672	5222 Purcell Dr NE	102106135935912011	* 3 4 OSO GRANDE SUBE UNIT #2 CONT 0.097 AC	LEWIS DIANE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
673	12709 Calle del Oso Pl NE	102306207800330746	LT 1P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGH DESERTCONT 0.2304 AC M/L OR 10,037 SF M/L	STEELE JAMES DEKALB & STEELE CAROLYN ASHCRAFT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
674	1020 Walter St NE	101505802619631718	TR IN SW1/4 SEC16 T10N R3E CONT 0.141 AC	SCHEURING FRANCIS J & SCHEURING FRANCES TRUSTEES SCHEURING RVLT	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	Yes	Yes	Yes	No	No	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-T is an appropriate zoning conversion given the mix of residential uses in this area.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
675	419 Vassar Dr SE	101605721104631003	N1/2 OF LOT 14 & ALL LTS 15 & 16 BLK 21 UNIVERSITY HTS ADD	ZODIAC APARTMENTS LLC UPTOWN STA	CONSISTENCY	SU-2 / RTD	R-T	R-ML	R-ML	Yes	No	Yes	No	No	The multifamily dwelling (apartments) on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property.
677	1029 Edith NE	101405852021044204	LOT 2 PLAT OF LOTS 1, 2 & 3 EDITH/GRANITE ADDITIONCONT .0859 AC	PARKER ANTHONY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion
678	619 Marble NE	101505803114531224	* 010 LADERA ADDN	GRIEGO LILLIAN	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
679	918 Walter NE	101505803415731403	LT B BLK 6 MAYO & ROSS ADDN (REPL OF LTS 16 THRU 18 BLK 6)CONT .0403 AC	ROBLES ANDREW RAY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
680	920 Walter NE	101505803116231405	* 014 006MAYO X ROSS X LOT 15	DURAN JOHANNA L	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
682	6119 Purple Aster Lane NE	102306210820630350	LT 16 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1261 AC M/L OR 5,494 SF M/L	JONES HARRISON P & PATRICIA B CO-TRUSTEES JONES RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
684	9023 El Ojito Ct NW	101206429642712129	LT 6-P1 PLAT OF LAS MIRADAS TOWNHOUSESCONT .0841 AC	CARMER RYAN M & ERIN L	CONSISTENCY	SU-1 / PDA TO INCLUDE C-3 USES	NR-C	R-T	R-T	Yes	No	No	No	No	The single-family home on this property is non-conforming because Residential uses are not allowed in the NR-C zone. R-T is an appropriate zone conversion for this area that is platted for single-family or townhouse dwellings.

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										1	2	3	4	5	
685	13119 Enclave Ln NE	102306229633511505	LOT 62 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0831 AC	JOHNSON C PAUL	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
686	902 11TH ST NW	101305851324544939	* 001 MIDVALE SUBD	REGENSBERG RICHARD R	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-ML	R-T	Yes	No	No	No	No	This parcel contains 3 dwelling units in one building on a lot, which is nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units on a lot.
687	217 Walter St NE	101405748444012506	* 006 023HUNINGS HIGHLAND ADD	REGENSBERG RICHARD R	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	Yes	No	No	No	No	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
688	5811 Valerian Pl NE	102306216309330415	LT 22-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.1903 AC M/L OR 8,293 SQ FT M/L	ZAPATKA MARK T & MAUREEN A CULLEN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
689	6027 Goldfield Pl NE	102306226318441330	LOT 52 BLOCK A PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1017 AC	SINKULAR SCOTT H & LUCY H	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
690	13309 Silver Peak Pl NE	102306235021641408	LOT 8 BLOCK I PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2108 AC	ST JOHN ROBERT M & JANET	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
691	6120 Purple Aster Lane NE	102306212220330360	LOT 6 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1291 AC M/L OR 5,624 SF M/L	WEAVER DAVID S & LUSSO FRANCES M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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										1	2	3	4	5	
692	800 Broadway Blvd NE	101405843112342312	TR 2A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	SANDIA FOUNDATION	CHANGE	SU-2 / M-1	NR-LM	MX-M	MX-M	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both NR-LM and MX-M zoning. Given the existing uses on the property (restaurants with drive throughs), and the abutting MX-M zoned parcels, MX-M is an appropriate zoning conversion.
693	5701 Valerian Pl NE	102306218104730459	LT 46P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.25329 AC	KUHNE BRET L & MARIE A TRUSTEES KUHNE RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
694	6424 Anasazi Dr NE	102306235542821001	LT 57-P1 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .181 AC	STONE DONALD C & JANE C CHAMPAGNE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
695	3607 Hannett NE	101705801443321402	* 017 A ALTURA ADDN	HANNETT II LLC	CONSISTENCY	R-3	R-MH	R-ML	R-ML	Yes	No	No	No	No	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). R-ML is an appropriate zoning conversion to provide a transition between the R-1 zoning to the east and the R-MH zoning to the west.
696	13239 Chaco Canyon Ln	102306233742721116	LT 82-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .151 AC	CAMPAGNA PHILIP & RADEVA MARIA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
697	1214, 1215, and 1216 Third St NW	101405825130822019; 101405826033122012; 101405825933122011; 101405825831822010; 101405824432522018; 101405824931522007; 101405825730122006	LOTS 3A, 4A, 5A, 6A, 7A, 8A BLK 6 PARIS ADDN PLAT OF LTS 1A THRU 11A BLK 6 PARISADDN CONT 21,794 SQ FT M/L; LOTS 33 & 34 SPRINGER ADDN	HOPEWORKS	CHANGE, CONSISTENCY	M-1 / OR SU-2 NFTOD	MX-M	MX-H	MX-H	Yes	No	No	Yes	No	This premises consists of 7 parcels that either contain a daytime gathering facility, which is nonconforming in MX-M (Criterion 1 applies), or are undeveloped and formerly zoned SU (Criterion 4 applies). MX-H is an appropriate zoning conversion for the entire premises because it is the only zone district that allows the daytime gathering facility use, which would be considered approved conditional with this conversion.

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										1	2	3	4	5	
698	6401 Dawn View Dr NE	102306228338021018	LT 40-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .173 AC	COHEN MARK & SUSAN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
699	6031 Goldfield Pl NE	102306226318941329	LOT 51 BLOCK A PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1131 AC	WETSCH NEIL E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
700	6335 Cliffbrush Lane NE	102306218427531305	LT 31 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1072 AC +/-	SHADOFF NEAL & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
701	13304 Slateridge Pl NE	102306234211041605	LT 15-A BLK G PLAT OF LOTS 14-A & 15-A BLOCK G DESERTMOUNTAIN AT HIGH DESERT UNIT TWO CONT .2073 AC	NUSSBAUM STEPHEN P & CARMELITA M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
702	5400 9th St NW	101406133423541901	LT A1C OF REPLAT OF LOT A1 LANDS OF JOHN MARTINEZ & CONRAD CHAVEZ (NOW BEING LTS A1A A1B A1C) CONT 3.912 AC	GUTIERREZ FRED D ETUX	CONSISTENCY	R-1	R-1C	R-A	R-A	Yes	No	No	No	No	The agricultural uses on this property are nonconforming in R-1C. R-A is an appropriate zoning conversion because it allows both agricultural and residential uses.
703	6404 Anasazi Dr NE	102306235739521006	LT 52-P1-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .179 AC	ZHANG JIAN J & ZHU MO	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
705	5604 Fulton Ct NE	102006109445220137	LT 28 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2559 AC M/L OR 11,147 SQ FT M/L	BOISVERT MARC C & KELLY S	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
706	200 Edith NE	101405746642212501	* 020 023HUNINGS HIGHLAND ADD	WANSA MARK D & DOLORES D CO-TRUSTEES WANSA RVT	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	Yes	No	No	No	No	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
707	8300 San Pedro NE	101806427312240301	* 032 033TRACT A UNIT B NORTH ALBUQUERQUE ACRES	JOINT ADVENTURES LLC	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-C is an appropriate zoning conversion given the existing office uses on the property.
708	13215 Buckskin Rd NE	102306232227110904	LOT 9 BLOCK C PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .0964 AC	BARKER DONALD W TRUSTEE BARKER ALBUQUERQUE RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
709	422 Louisiana Blvd NE	101905701236321020	* 019 015LA MESA EXTENSION	CASEY GAVIN C	CHANGE	R-3	R-MH	MX-T	MX-T	Yes	No	No	No	No	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). MX-T is an appropriate zoning conversion because it allows single-family dwellings and because of the MX-T and MX-M zoning nearby along Louisiana Blvd.
711	8612 Everton Ave NE	102006111743321017	LT 17 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1754 AC M/L OR 7,640 SQ FT M/L	SLEASE WILLIAM D & JOANN M SILVERI	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
712	5515 Drayton St NE	102006108242820132	LT 23-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1682 AC M/L OR 7,327 SQ FT M/L	GOTO ALBERT K & GONZALES-GOTO ERICA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
713	8627 New Hampton Rd NE	102006112842521009	LOT 9 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2010 AC M/L OR 8,756 SQ FT M/L	BRISCOE DAVID E & ELLEN C	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
714	13115 Enclave Ln NE	102306229133411504	LOT 63 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0828 AC	YAMADA VICTOR M & MILDRED M	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.

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										1	2	3	4	5	
715	13035 Sandia Point Rd NE	102306224136820814	LT 39 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2020 AC	Butler Linda S	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
716	10314 Oso Grande NE	102106126431611429	* 9 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	ROGERS PENNY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
717	10628 Cueva del Oso NE	102106142734310214	LT 9A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 11,200 SQ FT M/L	HEISE GINA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
718	5901 Purple Aster Ln NE	102306210913130375	LT 10 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 6,310 SF	RYAN GREG	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
719	13201 Jo Lane NE	102306229142621125	LT 91-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .228 AC	FLAHERTY MICHAEL J & KARALEE M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
720	5601 Mariola Pl NE	102306219901530448	LT 57P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.29900 AC	MURDOCK THOMAS L & MARGO L CO-TRUSTEES MURDOCK RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
721	6316 Mojave Aster Way NE	102306219226731402	LT 44 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0967 AC +/-	TROY BRENT B & ROBIN C TRUSTEE TROY FAMILY TRUST	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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722	13119 Sunrise Trail Pl NE	102306225546620630	LT 15 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .290 AC	SAUERMAN RICHARD W & BARBARA L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
723	5900 Purple Aster Lane NE	102306211013830374	LT 9 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,274 SF	PELLICONE JOHN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
724	10322 Oso Grande Rd NE	102106127031811427	* 11 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BOGREN KATHRYN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
727	13230 Slateridge Pl NE	102306232716041607	LOT 13 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .2063 AC	MCGUIRE RORY & JESSICA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
728	13004 Sandia Point Rd NE	102306219934020736	LT 29 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1942 AC	DIETRICH SCOTT ALLEN & NEISWENDER CARLA SUE TRUSTEES DIETRICH/NEISWEN DER LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
729	2248 Matthew Ave NW	101306005104730215	LOT A-A REDIVISION OF LOTS 29 & 30 NOW COMPRISING LTS A-A TRRU Q-Q ALVARADO GARDENS UNIT 1 CONT 22,759 SQ FT M/L	120 MAIN LLC	CONSISTENCY	RA-2	R-A	R-ML	R-T	Yes	No	No	No	No	This property contains 4 dwelling units in 3 buildings, which is nonconforming in the R-A zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units in this configuration.
730	605 Los Arboles NW	101406025200630306	W'LY 50' LT 8 BLK 3 OF GENTRY ADDITION	605 LOS ARBOLES LLC	CONSISTENCY	R-1	R-1B	R-ML	R-T	Yes	No	No	No	No	There are 3 dwelling units on this parcel, which are nonconforming in R-1B. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units in this configuration on a lot.

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731	502-504 Los Arboles Ave NW	101405930051312404	W'LY 120 FT OF LT 6 BLK A REBECCA GENTRY'S SUBD	NLA LLC	CHANGE	C-2 / OR SU-2 NFMX	MX-M	R-ML	R-T	Yes	No	No	No	No	The two duplexes and casita on this property are nonconforming in MX-M. R-T is an appropriate zoning conversion for this property because it is the first zone district that allows these uses and because it is consistent with the R-T zone to the west.
732	1315 and 1317 15th St NW	101305836342012096	TRS 11-C & 11-E MRGCD MAP 38 CONT 15,150 SQ FT M/L	KARP ROBERT L TRUSTEE KARP MD LLC PROFIT SHARING PLAN	CONSISTENCY	S-R	R-1A	R-T	R-T	No	No	No	Yes	No	This undeveloped lot was formerly zoned S-R in the Sawmill/Wells Park SDP, so it qualifies for a zoning conversion based on Criteria #4. R-T is an appropriate zoning conversion because the owner could have built townhouses on this lot under the Sawmill/Wells Park Sector Development Plan and because of the mixed scale of residential development in the area.
733	1620 Casador del Oso NE	102106142431410835	* 7 12 OSO GRANDE SUB'N UNIT 8 CONT 5,600 SQ FT M/L	RODRIGUEZ ISAAC & NATASHA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
734	1406 8th St NW	101405808243322518	004LTS 6 & 7 BLK 4 & PORTION OF VACATED ALLEY ANDERSON ADDN# 2	LANZA CARMELA D TRUSTEE LANZA RVT	CONSISTENCY	S-R	R-1A	R-T	R-T	Yes	No	No	No	No	The single-family dwelling with a detached accessory dwelling unit on this property appears to predate the zoning code and is therefore nonconforming in the R-1 zone. R-T is an appropriate zoning conversion because it is the first zone district that allows a second dwelling on a lot.
735	1306 Lead Ave SW	101305734336711406	* 005 030RAYNOLDS ADDN P L6	FOX SALLY J & JANE G	CONSISTENCY	SU-2 / MFR	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2 applies). R-1B is an appropriate zoning conversion given the existing development on the property and the lot size (over 5,000 square feet).
736	5604 Chelton Ct NE	102006112446120144	LT 35 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1797 AC M/L OR 7,828 SQ FT M/L	KOFAHL NATHAN E & VANESSA	CONSISTENCY	R-2	R-ML	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
737	5416 Cortaderia Pl NE	102306109846720631	LOT 39P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.4739 AC M/L OR 20,644 SF M/L	BARKER DONALD W & CHERYL L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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										1	2	3	4	5	
738	5112 Purcell Dr NE	102106137030840444	*13 4 OSO GRANDE SUBD UNIT 4 CONT 0.098 AC	MARTIN JEFFREY W	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
739	12704 Prairie Clover Way NE	102306208412730378	LT 3 BLK D PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 5,875 SF	LENTINE ANTHONY L & NANCY D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
740	10420 Casador del Oso NE	102106134028340432	*25 4 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	CONROY JOSEPH EDWARD & MARISSA ANDERSON	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
741	12708 Prairie Clover Way NE	102306208913030377	LT 2 BLK D PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 5,890 SF	BISHOP JOHN A JR & KNICKERBOCKER-BISHOP SHIRLEE A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
742	10443 Cueva del Oso NE	102106133732911711	* 20 3 OSO GRANDE SUBD UNIT #2 CONT 0.127 AC	TURNER JILL L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
743	12604 Trillium Trail NE	102306205616630977	LT 2 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT TWO CONT7,184 SF	LARSON PETER K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
744	6024 Wildflower Trail	102306207816631070	LT 13-A BLK C PLAT OF LTS 5-A THRU 14-A BLOCK CTHE TRILLIUM AT HIGH DESERT UNIT THREECONT 0.1213 AC	GALLES CORI	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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745	13227 Morning Mist NE	102306231840521107	LT 63-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .127 AC	BARRE GEORGE T & SHARON L CO-TRUSTEES BARRE RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
746	13228 Morning Mist Ave NE	102306232038821012	LT 46-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .188 AC	CLARK LARRY A & JUDY D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
747	10326 Oso Grande Rd NE	102106127431811426	* 12 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	CRANE ASHLEY M	CONSISTENCY	SU-1 / PRD	R-T	R-1B	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
748	7648 Louisiana Blvd NE	101906301229620129	LT 2A-1 A PLAT OF LTS 1A, 2A-1, 2B-1 & 3-A NORTH HILLS SHOPPING CENTER CONT .17979 SQ FT M/L	ARGEANES MIKE & ANA	CONSISTENCY	SU-1 / MH PARK	R-MC		MX-L	Yes	No	No	No	No	This property contains a restaurant that is nonconforming in the R-MC zone district. MX-L is the first zone that allows this use permissively, so that is an appropriate zone conversion for this property.
749	12815 Sandia Ridge Pl NE	102306211835120482	LT 79 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.2261 AC M/L OR 9,849 SF M/L	LEVINE LEON & MARLENE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
750	6015 Wildflower Trail NE	102306206115330974	LT 10 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,122 SF	SY ZACCHARRIA & NICOLE MICHELLE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
751	7634-7 Louisiana	101906301228320131	LT 2B-2 PLAT OF LTS 2B-2 & 3A-1 NORTH HILLS SHOPPING CENTER(REPL OF LTS 2B-1 & 3-A) CONT 36,598 SQ FT +-	ARGEANAS ALEX	CONSISTENCY	SU-1 / MH PARK	R-MC		MX-L	Yes	No	No	No	No	The commercial uses (restaurant and other pet services) on this property are nonconforming in the R-MC zone district. MX-L is the first zone that allows these uses permissively, so that is an appropriate zone conversion for this property.

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										1	2	3	4	5	
752	5604 Aniston Ct NE	102006117448420159	LT 50 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1699 AC M/L OR 7,401 SQ FT M/L	GONZALES ELSIE	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
754	7600 Louisiana Blvd	101906301226820132	LT 3A-1 PLAT OF LTS 2B-2 & 3A-1 NORTH HILLS SHOPPING CENTER(REPL OF LTS 2B-1 & 3-A) CONT 19,761 SQ FT +-	ARGEANAS ALEX & RAYMONDI SIA ARGEANAS	CONSISTENCY	SU-1 / MH PARK	R-MC		MX-L	Yes	No	No	No	No	The commercial use (car wash) on this property is nonconforming in the R-MC zone district. MX-L is the first zone that allows this use permissively, so that is an appropriate zone conversion for this property.
755	7660 Louisiana Blvd	101906301230820130	LT 1-A A PLAT OF LTS 1A, 2A-1, 2B-1 & 3A NORTH HILLS SHOPPING CENTER CONT .22374 SQ FT	ARGEANAS MIKE & ANA (ESTATE OF) C/O PR SIA ARGEANAS	CONSISTENCY	SU-1 / MH PARK	R-MC		MX-L	Yes	No	No	No	No	The commercial use (small retail) on this property is nonconforming in the R-MC zone district. MX-L is the first zone that allows this use permissively, so that is an appropriate zone conversion for this property.
756	2905 Broadway SE	101405532028510112	THE SLY 18 FT OF THE ELY 200 FT OF LOT 4 & THE ELY 200 FT OFLOT 5 & THE NLY 50 FT OF THE ELY 200 FT OF LOT 6 BLK B SOUTH BROADWAY ACRES CONT 0.7704 AC M/L OR 33,559 SQ FT M/L	DOYLE FAMILY TRUST	CHANGE	SU-2 / HC	NR-C	NR-C	NR-C	No	No	Yes	No	No	This parcel contains a floating zone line on both the Assessor (Ownership) and the Platted parcels (Criterion 3 applies). NR-C is an appropriate zoning conversion because it allows the use on the property (construction contractor facility and yard) and would resolve the floating zone line.
758	10438 Cueva del Oso NE	102106133530811914	* 14 7 OSO GRANDE SUBE UNIT #2 CONT 0.101 AC	COOPER IAN F & PADILLA-COOPER AUDREY LYNN	CONSISTENCY	SU-1 / PRD	R-T	R-1B	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
759	6712 Vista del Monte NE	101906218730520123	* 23 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MEYERS CHARLES E ILLANES & LIESL M CO-TRUSTEES MEYERS TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
760	7460 Burlison Dr. NE	101906218822930667	* 5G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	MEYERS CHARLES E ILLANES & MEYERS LIESL M ILLANES CO-TRUSTEES ILLANES MEYERS TR	CONSISTENCY	R-2	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
761	6644 Casa Loma NE	101906217827321607	* 5 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ILLANES MEYERS CHARLES E & LIESL M TRUSTEES ILLANES MEYERS TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
762	6419 Quemado Dr NE	101906219623530653	* 2-G SUMMARY PLAT A REPL OF THE ELY END OF TR G IN BLK 5 OF UNIT NO 2 BEAR CANY N VILLAGE ADDN	MONTOYA ROBERTA M	CONSISTENCY	R-2	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
763	1718-1720 Silver SE	101505736222242008	* 002 062TERR ADDN	DAVIS SONNY B JR & REBECCA ANN C/O MADDOX & CO REALTORS	CONSISTENCY	SU-2 / SF	R-1B		R-T	Yes	No	No	No	No	This property is nonconforming because there are two dwelling units (one single-family dwelling and an ADU) on one lot. This configuration predates the adoption of the zoning code, so the property has a nonconforming use. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwelling units on one lot.
764	9700, 9706, 9708 Acoma Rd SE	102005630345310815; 102005630945310814; 102005631445410813	* 001 020SKYLINE HTS ADD L1&E 25.175FT VAC ST; * 002 020SKYLINE HTS ADDN; * 003 020SKYLINE HTS ADDN	BRYANT JAMES & DOREEN MAY	CONSISTENCY	C-3	NR-C	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the NR-C zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile homes, so that is an appropriate zoning conversion.
765	300 Moon SE	102005628644910820	LTS 1-10 BLK 19 SKYLINE HGTS ADD & W25FT VACATED ST ADJ	CJ MOBILE HOME COURT LLC	CONSISTENCY	C-3	NR-C	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
766	6124 Purple Aster Ln NE	102306212420730359	LOT 7 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1291 AC M/L OR 5,624 SF M/L	ISMAEL JUDITH H TRUSTEE ISMAEL RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
767	13214 Jo Lane NE	102306230441721129	LT 73-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .165 AC	RICHARDS BARBARA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
768	9304 Saguaro St NW	101306400542120553	LT 47 PLAT OF CACTUS RIDGE SUB CONT 0.1242 AC M/L OR 5,410 SQ FT M/L	VANGALA REDDY RAMACHANDRA & ANITA	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
769	4709 Golden Barrel Rd NW	101306403146220543	LT 57 PLAT OF CACTUS RIDGE SUB CONT 0.1296 AC M/L OR 5,645 SQ FT M/L	VANGALA REDDY R & ANITA	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
770	6008 Purple Aster Ln NE	102306209815330371	LOT 6 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1511 AC M/L OR 6,586 SF M/L	ADELMAN MARTIN & MARILYN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
771	13012 Sandia Point Rd NE	102306221034720738	LT 31 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1763 AC	DENNIS WILLIAM G & LONNIE J TRUSTEES DENNIS RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
772	4908 Purcell Dr NE	102106139425310815	LT 36-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 4,587 SF M/L	HONEYWELL S WILLIAM & JANE E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
773	9300 Saguaro St NW	101206452242011509	LT 46 PLAT OF CACTUS RIDGE SUB CONT 0.1299 AC M/L OR 5,658 SQ FT M/L	VANGALA REDDY RAMACHANDRA & ANITA	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
774	12924 Sunrise Trail Place NE	102306217239420608	LT 64 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1744 AC	PRASAD SOMURI V & SUMA SOMURI	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
775	6604 High Ridge Pl NE	102306208040620409	LT 8 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1938 AC M/LOR 8,442 SF M/L	LISCHER JAMES F JR & MARY BROUGHTON	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
776	307 & 309 Granite NE	101405846222844111; 101405846522844112	TRACT 130 MAP 37; TRACT 131 MAP 37	MENA MANUEL L & ROSE L	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	Yes	No	The premises included in this request include on Assessor's parcel with the house and an undeveloped parcel. The single-family dwelling is nonconforming in the MX-L zone district (Criterion 1 applies) and the undeveloped lot was formerly zoned SU-2 / NRC (Criterion 4 applies). The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
777	6016 Purple Aster Lane NE	102306210915930369	LOT 4 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1457 AC M/L OR 6,348 SF M/L	KITE DIANA L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
778	919 Franciscan St NE	101405849017243012	* 018 003MAYO + ROSS LT 18 X N1/2 LT 19 BLK 3	FINKBEINER WENDELL H & FINKBEINER JUNE D & ALROY JANET R	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
779	4925 Purcell Dr NE	102106137026340622	*22 11 OSO GRANDE SUB'N UNIT 7 CONT 4,400 SQ FT	TAYLOR DELORES A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
780	13218 Jo Lane NE	102306231041721130	LT 74-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .161 AC	BORNHOFT BUDD B	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
781	13305 Pine Forest Pl NE	102306233725341202	LOT 8 BLOCK J PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .2060 AC	CAFFREY ROBERT L & MARILYN C	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
782	5600 Brockton Ct NE	102006115047020152	LT 43 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1704 AC M/L OR 7,423 SQ FT M/L	CHAVEZ JOHN A	CONSISTENCY	R-2	R-ML	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
783	4536 Miramar Dr NW	101306409441621410	LT 10-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	DUNCAN GERALD LEE & BARBARA E	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
784	9204 Picacho Ln NW	101306411242621445	LT 2-P1 BLK 4 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	MARTINEZ MEDARDO S & VIOLA M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
786	8935 Signal Pointe NE	102006420232020211	LT 6-A PLAT OF LOT 6-A AND 6-B SIGNAL POINTE SUBDIVISIONCONT 0.2217 AC	TIARA HOMES INC	CONSISTENCY	R-D / 5 DU/A	R-1D	R-T	R-1C	No	No	No	Yes	No	This undeveloped parcel was formerly R-D, so Criterion #4 applies. R-1C is an appropriate zoning conversion given the R-1C to the south across Signal and the smaller parcels directly north of this property. R-1C also better reflects the original entitlement of 5 DU/acre in the previous R-D zoning.
787	1130 Walter St NE	101505803023231709	PORT OF NW /4 NW /4 SW /4 SEC 16 T10N R3E ALONG THEE'LY ROW OF WALTER STREET CONT .1630 AC +/-	ENRIQUEZ EBER A SOTO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion given the size of the lot.
788	7308 Laguna Niguel Dr NE	101806339210841612	LT 24 PLAT OF SANTA MONICA ESTATES (BEING A REPLAT OF TRACT3-A-1, SANTA MONICA PLACE) CONT .1320 AC	NESBIT PHILLIP F & DOROTHY D	CONSISTENCY	R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-1A is an appropriate zone conversion because the parcels within this subdivision on the south end are zoned R-1A.
789	6501 Dawn View Dr NE	102306227140921023	LT 35-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .253 AC	CORBETT GREGORY M & MICHELLE R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
790	425 Manzano St NE	101705746042912007	* 006 002HGTS RESERVOIR REPLAT TRACT 22	SALAZAR JOSE S	CONSISTENCY	R-3	R-MH	R-ML	R-ML	Yes	Yes	No	No	No	The duplex on this property is nonconforming in the R-MH zone district. R-ML is an appropriate zoning conversion because it is a zone district that allows duplexes and provides a transition between the R-MH to the north and the R-1B to the south.

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										1	2	3	4	5	
792	13609 Barranca Vista Ct NE	102306152244810311	LT 22-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATESAT HIGH DESERT A REPLAT OF LOTS 1 THRU 27 WILDERNESSESTATES AT HIGH DESERT CONT .9491 AC	OGAWA GREGORY S H & DIANE J HARRISON TRUSTEES OGAWA TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1D	R-1D	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1D is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1D development pattern.
793	6015 Purple Aster Lane NE	102306208615731075	LOT 4 BLK C PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1264 AC M/L OR 5,508 SF M/L	BOWERS JOHN S & DIANE B TRUSTEES BOWERS RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
794	12719 Desert Marigold Ln NE	102306209822430324	LT 42 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1732 AC M/L OR 7,546 SF M/L	HWANG STEPHEN C & YOURAH	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
795	6101 Silver Leaf Trl NE	102306203318430306	LT 60 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1342 AC M/L OR 5,847 SF M/L	BISHOP JANET	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
796	8816 New Hampton Rd NE	102006119444820110	LOT 1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1863 AC M/L OR 8,115 SQ FT M/L	VALDEZ DALE & NORMA H CO-TRUSTEES OF VALDEZ ESTATE RVT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
798	2400 Centre Ave SE	101605608502530115	TR 9A-2 PRELIMINARY PLAT FOR CAVAN SUNPORT CENTRETRACTS 9A-1 & 9A-2 CONT 2.1047 AC	PROPERTY CONTROL DIVISION OF GENERAL SERVICES DEPT OF STATE OF NM	CHANGE	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
799	NEC of International Ave and Centre Ave	101605611509830104	TR 13A REPL OF CAVAN SUNPORT CENTRE CONT 3.4235 AC +-	FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG	CONSISTENCY	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
800	Centre Ave SE- SE of International and Centre	101605615506830106	TR 11A REPL OF CAVAN SUNPORT CENTRE CONT 124,224 SQ FT +-	FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG	CONSISTENCY	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
801	1344 Edith Blvd	101505802533820123; 101505802634120124	TR OF LAND IN T10N R3E SEC 16 NW SW NW CONT 6,332 SQ FT; W'LY PORTION OF TRACT OF LAND SITUATED IN NW SW NW SEC 16T10N R3 CONT .0639 AC	POUTSMA P J & NABIL M MERHI	CONSISTENCY	SU-2 / RCM	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zoning conversion given the mix of low-density residential development types in this area.
802	12912 Desert Moon Pl NE	102306214704831102	LOT 25-P1 PLAT FOR DESERT SONG CONT .2478 AC	STEIN MARIUS & PETER-STEIN NATACHA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
803	201 Edith Blvd NE	101405744642612402	* 009 012HUNINGS HIGHLAND ADD	DUDLEY ROSEMARY CAROLYN	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	Yes	No	No	No	No	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
804	10408 Oso Court NE	102106136223640613	*13 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .1607 AC MORE OR LESS	BUFFETT PATRICIA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
805	8620 Everton Ave NE	102006112943821019	LT 19 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1765 AC M/L OR 7,688 SQ FT M/L	WALKUP BETTY L TRUSTEE WALKUP TRUST	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
806	6500 Alpine Trail St NE	102306222838520906	LT 72 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2311 AC	ELMAZI NAZIM & THECKLA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
807	5009 Noreen Dr NE	102106139129312022	*86 4 OSO GRANDE SUB'N UNIT 7 CONT 8,800 SQ FT M/L	BENNER STEVEN K	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
808	13101 Sunrise Trail Pl NE	102306221243220626	LT 78 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1984 AC	DOWELL THURMAN K & BIRGIT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion 2). R-1A is an appropriate zoning conversion because this subdivision consists of a mix of detached single-family and duplex dwellings with a mix of lot sizes that reflected in the R-1A "flavor" of R-1.
809	8800 Everton	102006115745721024	LT 24 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	AGGAD NASER & ITEDAL NASER AGGAD	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
810	9227 Masini Lane NW	101306415041721434	LT 5-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.1283 AC M/L OR 5,589 SQ FT M/L	STARKEY ELEANOR	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	Yes	No	No	No	No	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-T is an appropriate zoning conversion given the mix of single family detached dwellings, duplexes, and townhomes in this subdivision.
811	9212 San Leandro Ln NW	101306410544321451	LT 4-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1686 AC M/L OR 7,344 SQ FT M/L	OLEKSAK LOLETA L TRUSTEE OLEKSAK RVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1A	Yes	No	No	No	No	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-1A is an appropriate zoning conversion because duplexes are allowed in R-1A as long as each unit is on a separate lot, which is the case for this duplex.
812	6216 Abiquiu Pl NE	102306215028830501	LOT 1-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1430 AC M/L OR 6,232 SF M/L	DICKERSON SALLY B	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
813	12804 Northern Sky Ave NE	102306211426530509	LOT 9-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1694 AC M/L OR 7,383 SF M/L	GUERRERO ROBERT J & JANICE A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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815	9031 Village Ave NE	102006429109341804	LT 29-P1 AMENDED PLAT OF VENTURA VILLAGE SUBDIVISION AREPLAT OF LOTS 1 THROUGH 6 BLOCK 19 TRACT 3 UNIT 3 NORTHALBUQUERQUE ACRES CONT .1033 AC	PETERSON DEBRA & LUELLA PETERSON & SHARON PETERSON	CONSISTENCY	SU-2 / R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
816	5223 Noreen Dr NE	102106137035912038	LT 102A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,527.32 SQ FT M/L	FARSON ANN S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
817	13231 Jo Lane NE	102306233043521118	LOT 84A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .2063 AC	RICE GLENN L & KELLY A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
818	6101 Purple Aster Lane NE	102306209118430345	LT 21 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1460 AC M/L OR 6,364 SF M/L	KAUFMAN JEROME & MARTHA R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
819	5801 Solterra Pl NE	102306219608430409	LT 28-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.1897 AC M/L OR 8,266 SQ FT M/L	MAYO JAMES M TRUSTEE MAYO RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
820	10409 Camino del Oso NE	102106133825840459	*71 4 OF UNIT 6 OSO GRANDE SUBD CONT .1028 AC MORE OR LESS	JACKSON KATHRYN E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
822	9200 Picacho Ln NW	101306410942221444	LT 1-P1 BLK 4 PLAT OF VISTA MONTECITO SUBD CONT 0.1503 AC M/L OR 6,547 SQ FT M/L	WHITE LONNIE & BURROWS WHITE EUCA	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.

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823	11028 Cochiti Rd SE	102105626943210322	010E CENTRAL BUS ADD LTS 5 6 X 7	BOOHER RAYMOND R	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
824	8505 Tierra Morena Pl NE	102006403633521312	LT 9-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	WRAY STEPHEN M	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
825	5919 Silver Leaf Trail NE	102306202913830391	LT 68 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 12,107 SF	WEST MICHAEL & KATERI TRUSTEES WEST REV FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
826	7592 Keystone Dr NE	101906332326043209	LOT 1 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4548 SQ FT M/L	REEVES ROBIN L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
827	5013 Edwards Dr NE	102106142330510836	* 8 12 OSO GRANDE SUB'N UNIT 8 CONT 5,850 SQ FT	STRAIGHT CHRISTINA & STANLEY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
828	12604 Desert Marigold Lane NE	102306205720530335	LT 31 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1210 AC M/L OR 5,271 SF M/L	VELASQUEZ BILL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
829	8604 New Hampton Rd NE	102006109540120127	LT 18 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1645 AC M/L OR 7,166 SQ FT M/L	STAMM DAVID K & EDITH M TRUSTEES STAMM RVLT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

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										1	2	3	4	5	
830	5609 Fulton Ct NE	102006107744820135	LT 26 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2690 AC M/L OR 11,718 SQ FT M/L	NAGY PETER	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
831	5505 Drayton St NE	102006108541620130	LT 21-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1780 AC M/L OR 7,754 SQ FT M/L	MARTINEZ ELEUTERIO & LUSINDA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
832	525 Slate Ave NE	101505802610631110	*0015 TROTTER ADD NO 2	MARTHA LILLEY LLC & SUNWEST TRUST INC CUSTODIAN DAVID LILLEY IRA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
833	300 10th St SW	101305748141813212	LOTS 11 & 12 BLK 16 RAYNOLDS ADDN	SMITH GLENN R & LANDRY STEPHANIE	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	Yes	No	No	No	No	The office uses on this property are nonconforming in the R-MH zone district. MX-T is an appropriate zoning conversion because it is the first zone district that allows office uses.
834	10401 Central Ave NW	100805742901540103	TR8 ROW 1 UNIT A WEST OF WESTLAND ATRISCO GRANT	JAJ ENTERPRISES LLC & R & A MHP LLC	CONSISTENCY	SU-2 / PLANNED COMMER AREA	NR-C	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the NR-C zone district, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
837	1014 1/2 Arno St NE	101405847818343016; 101405848118443004; 101405849118443015; 101405849119043302	TR X SURVEY & REDIVISION OF TR 173B-1-A & THE ELY PORT OF TR 173A-2 "LANDS OF JOSE FELIPE TRUJILLO" MRGCD MAP 37 CONT 0.158119 AC; MRGCD MAP 37 TR 173 B1G CONT 0.08 AC; BLK 3 MAYO X ROSS ADD TR 173 B1B MAP 37; MAP 37 TRACT 174 B	RADYCKI ROBERT F & LUCYNA M	CHANGE, CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	Yes	No	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. R-T is an appropriate conversion given the mixed residential pattern of development in this area.
838	725 Edith SE	101405740810642104	* 005 003LEWIS & SIMONDS ADD	EDWARD ANDREWS LLC	CONSISTENCY	SU-2 / MR	R-1C	R-ML	R-ML	Yes	No	No	No	No	This parcel contains multi-family uses (4 units) and is legally nonconforming in the R-1C zone district (Criterion #1 applies). R-ML is the first zone that allows multi-family dwellings, so that is an appropriate zoning conversion for this parcel.

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839	2841 Arno St SE	101405537328610216	* 006 C S BDWAY AC NO1 E 68FT LOT 6 BLKC	TELLES JULIANNE & SEGURA HARRY	CHANGE	SU-2 / LCR	MX-T	MX-T	MX-T	No	No	Yes	No	No	The Assessor's parcel for this property Contains a floating zone line. The back half of the property is zoned MX-T and the front half is zoned R-1C. MX-T is an appropriate zoning conversion because most of the surrounding properties are MX-T and it provides a better transition to the abutting NR-LM than R-1C would.
840	150 Stover Ave SW	101405721319732711	LTS 14 & 15 BLK C PLAT OF THE ATLANTIC & PACIFIC ADDITION	DAVIS BRUCE WARREN	CHANGE	SU-2 / WD	MX-H	MX-T	MX-T	Yes	No	No	No	No	The single-family dwelling on this property is nonconforming in the MX-H zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and provides a transition to the surrounding MX-H zoning.
841	14203 Walter St NE (1420 1/2 Walter)	101505804634020235	TR OF LAND 26 X 42 AS PER D 97 E 123	DURAN JOSHUA	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion because the lot is under 5,000 square feet and because the dwelling on this lot appears to be attached to the dwelling on the parcel to the west.
842	5908 Silver Leaf Trail NE	102306204912630384	LT 6 BLK F PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,636 SF	SWAN DONALD F & JEAN ANN TRUSTEES SWAN RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
843	10501 Camino del Oso NE	102106136128212015	*79 4 OSO GRANDE SUB'N UNIT 7 CONT 4,480 SQ FT M/L	THOMAS REUBEN S & JUDITH	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
844	422 Cornell Dr SE	101605708304430723	* 011 012UNIVERSITY HTS ADD	BYRNE DANIEL JOSEPH	CONSISTENCY	SU-2 / RTD	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zoning conversion for this property with a single-family dwelling given the lot sizes in the area.
845	13220 Pine Forest Pl	102306231822841816	LOT 2 BLOCK E PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1740 AC	VILLANUEVA MATTHEW A & LOUELLA O	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

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855	1516 Tijeras Ave NE	101505731737511408	* 003 017B & L HIGHLAND ADD & POR OF VAC ALLEY	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / MD-1	R-T	R-MH	R-ML	Yes	No	No	No	No	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
856	1522 Tijeras Ave NE	101505732537511406	* 001 017B & L HIGHLAND & L2	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / MD-1	R-T	R-MH	R-ML	Yes	No	No	No	No	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
857	1706 Silver Ave SE	101505735022442011	LOTS 4 & 5 BLK 62 TERRACE ADDN	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-ML	Yes	No	No	No	No	The apartments on this property are nonconforming in the R-1 zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
858	205 Maple St SE	101505726026720609	* 005 042N 100 FT E 50FT LT 4 N100FT TERRACE ADD	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-ML	Yes	No	Yes	No	No	This property has a floating zone line (Criterion #3 applies). The property has both R-ML and R-1B zoning. Because the use on the property is multi-family, R-ML is an appropriate zoning conversion for the whole property.
866	10343 Oso Grande Rd NE	102106128233711317	* 16 1 OSO GRANDE SUBD UNIT #1 CONT 0.110 AC	COOLEY RICHARD E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
867	4923 Casa del Oso NE	102106127022432206	*13 9 OSO GRANDE SUBD UNIT 5 CONT 0.114 AC	WILLIAMS RICHARD K II & CARLA S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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868	6019 Wildflower Trail NE	102306206116030975	LT 11 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,187 SF	STEWART NORMAN K & SUSAN L TRUSTEES STEWART FAMILY TRUST #2007	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
871	10254 Oso Redondo NE	102106127323740410	*47 4 OSO GRANDE SUBD UNIT 5 CONT 0.105 AC	ACCARDI VINCE A	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
872A	1840 Zearing Ave NW	101305932601434003B 1	(IMPROVEMENT ONLY) LT 3 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	PHILLIPS JUDITH	CHANGE	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
872B	1840 Zearing Ave NW	101305932601434003L 1	(LAND ONLY) LT 3 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0995 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
873A	1843 Zearing Ave NW	101305932703431857B 1	(IMPROVEMENT ONLY) LT 11 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	SANCHEZ JONATHAN P	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
873B	1843 Zearing Ave	101305932703431857L 1	(LAND ONLY) LT 11 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0555 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
874A	1805 Agua Fresca Dr NW	101305930511940705B 1	(IMPROVEMENT ONLY) LT 22 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	LAVENDER ALORAH	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
874B	1805 Agua Fresca	101305930511940705L 1	(LAND ONLY) LT 22 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .0563 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
875A	1028 19th St NW	101305931909831845B 1	(IMPROVEMENT ONLY) LT 5 OF LOTS 1 THRU 5 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	ABC PROPERTIES C/O PAMELA MARTOCCI	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
875B	1028 19th St NW	101305931909831845L 1	(LAND ONLY) LT 5 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDN)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
876A	908 19th St NW	101305931603631853B 1	(IMPROVEMENT ONLY) LT 12 OF LOTS 1 THRU 15 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	PFLIEGER RICHARD C JR & JOSELYN K	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
876B	908 19th St NW	101305931603631853L 1	(LAND ONLY) LT 12 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1010 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
877A	1008 19th St NW	101305931607731826B 1	(IMPROVEMENT ONLY) LT 10-A PLAT OF LOTS 10-A THRU 10-E &LOTS 11-A THRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS10 & 11 ARBOLERA DE VIDA)	CABIEDES CAROL J	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
877B	1008 19th St NW	101305931607731826L 1	(LAND ONLY) LT 10-A PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .1165 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
878A	1032 19th St NW	101305931910231844B 1	(IMPROVEMENT ONLY) LT 4 OF LOTS 1 THRU 15 & D-1ARBOLERA DE VIDA (BEING A REPLAT OF LOT D DUKE CITYLUMBER COMPANY ADDITION)	GRIEGO RAMONA JEAN & ROMERO CYNTHIA RAY	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
878B	1032 19th St NW	101305931910231844L 1	(LAND ONLY) LT 4 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
879A	1016 19th St NW	101305931908731848B 1	(IMPROVEMENT ONLY) LT 8 OF LOTS 1 THRU 15 & D-1 ARBOLERA DEVIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	GONZALES RITA M	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
879B	1016 19th St NW	101305931908731848L 1	(LAND ONLY) LT 8 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1045 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
880A	1012 19th St NW	101305931908731848B 1	(IMPROVEMENT ONLY) LT 9 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)	LUNDQUIST GEORGENE A	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
880B	1012 19th St NW	101305931607731826L 1	(LAND ONLY) LT 10-A PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .1165 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
881A	1036 18th St NW	101305929610240802B 1	(IMPROVEMENT ONLY) LT 32-P1 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	GALLEGOS KARLIN JUDY	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
881B	1036 18th St NW	101305929610240802L 1	(LAND ONLY) LT 32-P1 SECOND CORRECTION PLAT ARBOLERA DEVIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
882A	1123 18th St NW	101305928013031893B 1	(IMPROVEMENT ONLY) LT 7 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	GURULE DANIELLE J	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
882B	1123 18th St NW	101305928012631892L 1	(LAND ONLY) LT 6 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
883A	1020 19th St NW	101305931909031847B 1	(IMPROVEMENT ONLY) LT 7 OF LOTS 1 THRU 15 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	RAMIREZ RUBEN E	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
883B	1020 19th St NW	101305931908731848L 1	(LAND ONLY) LT 8 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1045 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
884A	923 18th St NW	101305933104331865B 1	(IMPROVEMENT ONLY) LT 18 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	BECK GABRIEL S	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
884B	923 18th St NW	101305933104331865L 1	(LAND ONLY) LT 18 SECOND CORRECTION PLAT ARBOLERA DEVIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0854 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
885A	1115 18th St NW	101305928012631892B 1	(IMPROVEMENT ONLY) LT 5 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	HOGUE REBECCA F	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
885B	1115 18th St NW	101305928012231891L 1	(LAND ONLY) LT 5 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
886	5201 Noreen Dr NE	102106137733912033	LT 97A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 & LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,040 SQ FT M/L	COCA RAY J & EILEEN L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
887	4616 Miramar Dr NW	101306407442721405	LT 5-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	LENT RONALD E & VADA L	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
888	12607 Desert Marigold Ln NE	102306205422130316	LT 50 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1227 AC M/L OR 5,349 SF M/L	TOWNDROW TERRY N & CHERESE A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
889A	1097 Mis Abuelitos Dr NW	101305930710140813B 1	(IMPROVEMENT ONLY) LT 17 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	KUCK ANNE Z	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
889B	1097 Mis Abuelitos Dr NW	101305930710140813L 1	(LAND ONLY) LT 17 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
890A	1005 18th St NW	101305933007031871B 1	(IMPROVEMENT ONLY) LT 24 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	KUYKENDALL SCOTT A & CAROL ANN	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
890B	1005 18th St NW	101305933007031871L 1	(LAND ONLY) LT 24 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0696 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
891A	1116 18th St NW	101305929612340717B 1	(IMPROVEMENT ONLY) LT 13 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	TUCKER MEREDITH I	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	Yes	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #1). There is also a floating zone line on the parcel (Criterion #3). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
891B	1116 18th St NW	101305929612340717L 1	(LAND ONLY) LT 13 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1027 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	Yes	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #1). There is also a floating zone line on the parcel (Criterion #3). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
892A	1836 Zearing Ave NW	101305933001434004B 1	(IMPROVEMENT ONLY) LT 4 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	AVILA-GARCIA MAXINE	CHANGE	S-MI	NR-LM	MX-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
892B	1836 Zearing Ave NW	101305933401434005L 1	(LAND ONLY) LT 5 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0995 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM	MX-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
893 A	1012 18th St NW	101305929608540808B 1	(IMPROVEMENT ONLY) LT 38 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	SANCHEZ RUBEN G	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
893 B	1012 18th St NW	101305929608540808L 1	(LAND ONLY) LT 38 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0632 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM		R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
894 A	904 19th St NW	101305931603331854B 1	(IMPROVEMENT ONLY) LT 13 OF LOTS 1 THRU 15 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	WALKER JAMES J	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
894 B	904 19th St NW	101305931603331854L 1	(LAND ONLY) LT 13 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1010 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
895 A	918 19th St NW	101305931805231832B 1	(IMPROVEMENT ONLY) LT 11-B PLAT OF LOTS 10-A THRU 10-E& LOTS 11-A THRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OFLOTS 10 & 11 ARBOLERA DE VIDA)	HOPKINS THOMAS & TANIA	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
895 B	918 19th St NW	101305931805231832L 1	(LAND ONLY) LT 11-B PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .0775 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
896 A	916 19th St NW	101305932305331833B 1	(IMPROVEMENT ONLY) LT 11-C-1 PLAT OF LOTS 11-C-1 & D-1-AARBOLERA DE VIDA (BEING A REPLAT OF LOTS 11-C & D-1ARBOLERA DE VIDA)	NAJJAR ELIZABETH A	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
896 B	916 19th St NW	101305932305331833L 1	(LAND ONLY) LT 11-C-1 PLAT OF LOTS 11-C-1 & D-1-A ARBOLERADE VIDA (BEING A REPLAT OF LOTS 11-C & D-1 ARBOLERA DEVIDA) CONT .0896 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
897 A	931 18th St NW	101305932705331867B 1	(IMPROVEMENT ONLY) LT 22 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	CANDELARIA NICO SOL	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
897 B	931 18th St NW	101305932705331867L 1	(LAND ONLY) LT 22 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0896 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
898 A	1027 18th St NW	101305933008331876L 1	(IMPROVEMENT ONLY) LT 29-P1 SECOND CORRECTION PLATARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15ARBOLERA DE VIDA)	LUCERO REBECCA M	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
898 B	1027 18th St NW	101305933008331876L 1	(LAND ONLY) LT 29-P1 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
899 A	1036 19th St NW	101305931910531843B 1	(IMPROVEMENT ONLY) LT 3 OF LOTS 1 THRU 15 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDN)	WEST RENATI V	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
899 B	1036 19th St NW	101305931910531843L 1	(LAND ONLY) LT 3 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDN)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
900 A	1040 19th St NW	101305931910931842B1	(IMPROVEMENT ONLY) LT 2 OF LOTS 1 THRU 15 & D-1 ARBOLERADE VIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION)	GRIEGO JUANITA A	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
900 B	1040 19th St NW	101305931910931842L1	(LAND ONLY) LT 2 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDN)CONT .1077 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
901 A	1006 19th St NW	101305932107731827B1	(IMPROVEMENT ONLY) LT 10-B PLAT OF LOTS 10-A THRU 10-E &LOTS 11-A THRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS10 & 11 ARBOLERA DE VIDA)	SEGURA LAURIE A	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
901 B	1006 19th St NW	101305932107731827L1	(LAND ONLY) LT 10-B PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .0999 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
902	828 Truman St NE	101705850618342414	* 008 009PUEBLO ALTO	TAYLOR PETER & LAMOTHE MARY KATE	CONSISTENCY	R-3	R-MH	R-T	R-T	Yes	No	No	No	No	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). R-T is an appropriate zoning conversion because it provides a transition from the surrounding R-MH and MX-L and the R-1 neighborhood to the west.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
903	6000 Wildflower Trail NE	102306207514031065	LT 8-A BLK C PLAT OF LTS 5-A THRU 14-A BLOCK CTHE TRILLIUM AT HIGH DESERT UNIT THREECONT 0.1658 AC	WHITMAN ELLEN B	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
904	100 La Plata Rd NW	101506125540320288	*20 FOREST ACRES ADDITION	STEVENS CECILIA	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property qualifies for a voluntary downzone (Criterion #2). R-1B is an appropriate zoning conversion for this single-family home because of the lot size pattern of nearby properties.
905	13508 Embudito View Ct NE	102306144428510148	LT 39 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1837 AC	DUBOIS GEORGE A TRUSTEE LUTZ RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
906	8500 Tierra Moreno Pl NE	102006403032121304	LT 17-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	ZHANG LUZHENG & HUA WANG	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
907	12616 Desert Marigold Ln NE	102306207120830332	LT 34 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1205 AC M/L OR 5,250 SF M/L	SCHIFANI WILLIAM G	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
908	8504 Tierra Morena Pl NE	102006403632121305	LT 16-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	JONES LEWIS E & NANCY L	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
909	9200 Camino Viejo NW	101306412241621438	LT 1-P1 BLK 3 PLAT OF VISTA MONTECITO SUBD CONT 0.1508 AC M/L OR 6,569 SQ FT M/L	MITCHELL BRENDA NOWLIN TRUSTEE MITCHELL TRUST	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion given the mix of single family detached dwellings, duplexes, and townhomes in this subdivision.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
910	9208 Camino Viejo NW	101306412742321440	LT 3-P1 BLK 3 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	HUFF DEANNA M TRUSTEE HUFF LVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1A	Yes	No	No	No	No	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-1A is an appropriate zoning conversion because duplexes are allowed in R-1A as long as each unit is on a separate lot, which is the case for this duplex.
911	13205 Jo Ln NE	102306229843021124	LOT 90A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1467 AC	ADAMS ROBERT M & JENNY M TRUSTEES ADAMS FAMILY RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
912	8516 Tierra Morena Pl NE	102006405432421308	LT 13-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1285 AC +/-	CASWELL LARRY D JR & ERIN E	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
913	10617 Casador del Oso NE	102106141132710201	*22 6 OSO GRANDE SUB'N UNIT 3 CONT 4,400 SQ FT	VETTER LARRY G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
914	6000 Silver Leaf Trail NE	102306204914030971	LT 7 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,615 SF	BRAINARD JOHN P & HERTHA A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
915	10305 Oso Grande Rd NE	102106125133011308	* 7 1 OSO GRANDE SUBD UNIT #1 CONT 0.116 AC	GARSOW JAMES	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
916	6031 Silver Leaf Trail NE	102306203217330302	LT 62 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1946 AC M/L OR 8,479 SF M/L	DREBING GEORGE & DREBING CARMEN TRUSTEES DREBING LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
917	8401 Tierra Morena Pl NE	102006400132021320	LT 1-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1282 AC +/-	TRAN TYRONE C & QUACH ANH N	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
918	8423 Tierra Morena Pl NE	102006402033521315	LT 6-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	BLAND JEFFREY J & OLIVIA	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
919	10428 Casador del Oso NE	102106134828540434	*23 4 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	NEUMANN BONNIE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
920	6315 Greyleaf Trl NE	102306226533710214	LOT 38 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1084 AC	TISCHLER HOWARD M & DEBORAH ANN TRUSTEES TISCHLER RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
921	6115 Silver Leaf Trl NE	102306203720030309	LT 57 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1471 AC M/L OR 6,410 SF M/L	PRIMROSE J STEPHEN & CAROLYN TRUSTEES PRIMROSE RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
922	7500 Keystone Dr NE	101906326622143233	LOT 24 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 6991 SQ FT M/L	ARELLANO FRANK E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
923	8020 Classic Ave NE	101906328324540504	LOT 37 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	ARNDT STEVEN L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
924	7556 Keystone Dr NE	101906332322643218	LOT 10 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3942 SQ FT M/L	AVERNA FRANK J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
925	8017 Classic Ave NE	101906328025643239	LOT 46 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4042 SQ FT M/L	AVERY RICHARD GORDON & LOIS SARAH CO-TRUSTEES AVERY RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
926	7584 Keystone Dr NE	101906332325443211	LOT 3 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4108 SQ FT M/L	BACA WES E & WENDY J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
927	8024 Classic Ave NE	101906328824540505	LOT 38 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	BLUE JANICE LYNN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
928	7508 Keystone NE	101906327322043231	LOT 22 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4138 SQ FT M/L	BUSH JULIE C	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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929	8025 Classic Ave NE	101906328825643241	LOT 48 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4116 SQ FT M/L	CAMPBELL BETTY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
930	8001 Classic Ave NE	101906326625443235	LOT 42 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 7052 SQ FT M/L	CARTER ELAINE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
931	7540 Keystone Dr NE	101906330821943223	LOT 14 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 5615 SQ FT M/L	CLAWSON LINDA L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
932	8029 Classic Ave NE	101906329125643242	LOT 49 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4116 SQ FT M/L	FISCHLE JOSEPH SR & BETTY R TRUSTEES FISCHLE RVT UTA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
933	7512 Keystone Dr NE	101906327722043230	LOT 21 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4143 SQ FT M/L	GREGORY REBECCA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
934	8032 Classic Ave NE	101906329524540507	LOT 40 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	GUTHRIE JUDITH E & GOOD DENNIS L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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935	8021 Classic Ave NE	101906328425643240	LOT 47 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4100 SQ FT M/L	HARVEY LAVERNE & ELLEN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
936	7517 Keystone Dr NE	101906327723040511	LOT 27 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	HILL SYLVIA G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
937	7525 Keystone Dr NE	101906328723040513	LOT 29 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	HULL SEAN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
938	8008 Classic Ave NE	101906327024540501	LOT 34 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4278 SQ FT M/L	LEE SANDRA LYNN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
939	8009 Classic Ave NE	101906327225643237	LOT 44 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4038 SQ FT M/L	LEMOINE RUBY M & JACQUELINE M LEMOINE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
940	8005 Classic Ave NE	101906326825543236	LOT 43 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4373 SQ FT M/L	LEVINE TARA A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
941	8028 Classic Ave NE	101906329124540506	LOT 39 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	LIEBERMAN RICHARD & JUDITH	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
942	7536 Keystone ZDr NE	101906330021943224	LOT 15 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 5445 SQ FT M/L	LIGON JAMES D & REGINA M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
943	7509 Keystone Dr NE	101906327023040509	LOT 25 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4278 SQ FT M/L	LUCERO RITA TRUSTEE JOE FIDEL & RITA LUCERO FAMILY TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
944	7532 Keystone Dr NE	101906329521943225	LOT 16 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 5140 SQ FT M/L	MCDOWELL DONALD L JR & LINDA B	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
945	7552 Keystone Dr NE	101906332322243219	LOT 11 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4156 SQ FT M/L	ODOM LINDA R TRUSTEE ODOM LVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
946	7528 Keystone Dr NE	101906329222043226	LOT 17 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4173 SQ FT M/L	PAPP LAURA A & BONNIE J	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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947	8013 Classic Ave NE	101906327625643238	LOT 45 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4038 SQ FT M/L	PARKER NANCY L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
948	7564 Keystone Dr NE	101906332323243216	LOT 8 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4103 SQ FT M/L	RYAN ROBIN P	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
949	7504 Keystone Dr NE	101906326822043232	LT 23 KEYSTONE PARK ADDN (REPL OF LTS 1-4 & 29-32 TR A UNITA NORTH ALBUQUERQUE ACRES) CONT .1035 AC	SALA MARIA CRISTINA & CARCELES-BREIS GABRIEL	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
950	7513 Keystone Dr NE	101906327323040510	LOT 26 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	SEXTON KEVIN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
951	8012 Classic Ave NE	101906327424540502	LOT 35 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	SNAPKA REBECCA F	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
952	7520 Keystone Dr NE	101906328522043228	LOT 19 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4156 SQ FT M/L	TAYLOR JACQUELINE D & GREGORY REBECCA E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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953	7544 Keystone Dr NE	101906332321543221	LOT 13 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4696 SQ FT M/L	TRAPP GREGORY D & TONIA L	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
954	7537 Keystone Dr NE	101906329723040516	LOT 32 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	VELLEJOS ROBERT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
955	7568 Keystone Dr NE	101906332323743215	LOT 7 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4108 SQ FT M/L	VIGA MICHAEL	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
956	7524 Keystone Dr NE	101906328822043227	LOT 18 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4164 SQ FT M/L	VIGA WALTER & MARILYN DORIS & VIGA MICHAEL	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
957	8037 Classic Ave NE	101906329825643244	LOT 51 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4256 SQ FT M/L	WATKINS ROLAND & DELORES TRUSTEES WATKINS RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
958	7572 Keystone Dr NE	101906332324243214	LOT 6 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4108 SQ FT M/L	BROTZMAN STEPHEN B	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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959	7548 Keystone Dr NE	101906332321843220	LOT 12 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4156 SQ FT M/L	WINGER SARAH J & WINGER DONALD C & NANCY J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
960	13009 Cambridge Pl NE	102305911425331032	*23 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	BURNS JOHN F	CONSISTENCY	O-1 /	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
961	12723 Desert Marigold Ln NE	102306210222030325	LT 41 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1812 AC M/L OR 7,895 SF M/L	BICKEL DAVID C & E KATHLEEN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
962	5601 Aniston Ct NE	102006115947620153	LT 44 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1715 AC M/L OR 7,471 SQ FT M/L	NAVA NICHOLAS G & DANYELLA N	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
963	5504 Aniston St NE	102006118346620162	LT 53-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1809 AC M/L OR 7,880 SQ FT M/L	EDGAR ROBERT L & FOSTER MARY T TR FOSTER & EDGAR RESIDENCE TRUST	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
964	5615 Aniston Ct NE	102006115849320156	LT 47 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1852 AC M/L OR 8,067 SQ FT M/L	DURAN BRONSON J & CECILIA	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
965	5508 Aniston St NE	102006118047220161	LT 52-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1835 AC M/L OR 7,993 SQ FT M/L	FEMLING KIMBERLY	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
966	10236 Casador del Oso NE	102106128126812127	*10 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	PARKER NANCY A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
967	10518 Camino del Oso NE	102106139027410822	LT 43-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,728 SF M/L	THOMPSON SUSAN C TRUSTEE THOMPSON SEPARATE TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
968	6212 Ghost Flower Trail NE	102306218223831319	LT 19 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1056 AC +/-	LOGAN MARIA CHRISTINE	CONSISTENCY	SU-2 / HD/C-1	MX-L		R-1A	No	Yes	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
969	NE Corner Jefferson & Silver SE	101705733917142404	* 011 030VALLEY VIEW ADD L11 TO 22	VALLEY VIEW LAND CO C/O JIM MCCANNA	CHANGE	SU-1 / MIXED USE	PD	MX-T	MX-T	No	No	No	Yes	Yes	The parcel is undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply. Given the surrounding zoning, which is MX-M and MX-T, with the Highland Pond to the south, MX-T is an appropriate zoning conversion.
970	10624 Cueva del Oso NE	102106142034010213	LT 10A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 6,600 SQ FT M/L	DIBELLO EDWARD G	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
971	13209 Jo Lane NE	102306230343121123	LOT 89A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1563 AC	WEBB HARVEY L & WEBB ROSITTA E TRUSTEES H & R WEBB TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
974	9212 Miramar Ln NW	101306414342121435	LT 6-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.1210 AC M/L OR 5,271 SQ FT M/L	CLAUSEN BARBARA E	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-T	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone (Criterion 2). This is a neighborhood of mixed low-density residential housing types - single-family detached, duplexes, and townhouses. R-T is an appropriate zoning conversion because it is a downzone to better reflect the uses and allows the townhouse use.

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										1	2	3	4	5	
975	5604 Mariola Pl NE	102306220303430450	LT 55P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.32766 AC	HENRY MARY B TRUSTEE HENRY LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
976	10432 Casador del Oso NE	102106135228640435	*22 4 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	GILLETT MICHELE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
977	4504 Miramar Dr NW	101306411938721418	LT 18-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1645 AC M/L OR 7,166 SQ FT M/L	KELLEY NANCY	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
978	13008 Cambridge Pl NE	102305910326031012	* 3 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	CAMPBELL VICTORIA J	CONSISTENCY	O-1 /	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
979	6028 Wildflower Trl NE	102306207917131071	LT 14-A BLK C PLAT OF LTS 5-A THRU 14-A BLOCK CTHE TRILLIUM AT HIGH DESERT UNIT THREECONT 0.1375 AC	COOPER MARIA LUISA TRUSTEE COOPER RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
980	6404 Consuelo Point NE	102306219336020802	LT 51 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1286 AC	HILLIARD JOHN PARKS	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
981	7440 Marilyn Avenue	101906218325020111	* 11 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GUY LARRY & BARBARA RANDALL	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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										1	2	3	4	5	
982	10435 Cueva del Oso NE	102106132932811709	* 22 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	HALEY SHAR M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
983	4600 Miramar Dr NW	101306409041821409	LT 9-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	MARTIN WILLIAM R & PEGGY D	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
984	8424 Tierra Morena Pl NE	102006401932121302	LT 19-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	SOLFEST PAMELA & ERIC	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
985	10442 Cueva del Oso NE	102106133930911915	* 15 7 OSO GRANDE SUBE UNIT #2 CONT 0.126 AC	JACOBI SUZANNE M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
986	5107 Purcell NE	102106135529211919	*19 7 OSO GRANDE SUBD UNIT 4 CONT 0.174 AC	COYNE JUDITH M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
987	6108 Wildflower Trl NE	102306208219430342	LT 24 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1247 AC M/L OR 5,434 SF M/L	LYON STEPHEN C & JALENE N	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
988	6112 Purple Aster Ln NE	102306211919330362	LOT 4 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1570 AC M/L OR 6,841 SF M/L	WITTERHOLT THOMAS & WITTERHOLT MISTY A MATHIAS	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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										1	2	3	4	5	
989	4623 Miramar Dr NW	101306407944321455	LT 3A-P1 BLK 6 PLAT OF LOT 1A-P1, BLOCK 1 LOT 3A-P1 BLOCK 6& TRACTS A-1-A & C-1-A VISTA MONTECITO SUBDIVISIONCONT .1855 AC	DEWALT DAVID E JR & YVONNE M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
990	5219 Noreen Dr NE	102106137135512037	LT 101A BLK 4 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 4,514.46 SQ FT M/L	JONES KRISTY D	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
991	9200 Miramar Ln NW	101306413641221437	LT 8-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.1202 AC M/L OR 5,236 SQ FT M/L	YORK DON A & YORK HELEN L TRUSTEES YORK RVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-T	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone (Criterion 2). This is a neighborhood of mixed low-density residential housing types - single-family detached, duplexes, and townhouses. R-T is an appropriate zoning conversion because it is a downzone to better reflect the uses and allows the townhouse use.
992	345 Granite NE	101405851920944212	LOT 1 PLAT OF LOTS 1, 2 & 3 EDITH/GRANITE ADDITIONCONT .1089 AC	PRICE DIANA M	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
993	8405 Tierra Morena Pl NE	102006400132521319	LT 2-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1291 AC +/-	MEYER MARK A & LOIS	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
994	4930 Casa del Oso NE	102106128422340407	*50 4 OSO GRANDE SUBD UNIT 5 CONT 0.169 AC	WOYAK DAWN C & GENE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
995	8501 Tierra Morena Pl NE	102006403133521313	LT 8-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1188 AC +/-	GREGOS GARY	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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996	99999 EAGLE ROCK AV NE	102006414046320424	* 009 002NORTH ALBUQ ACRES UN3 TR3	MARTINEZ CARLOS TRUSTEE MARTINEZ RVT	CONSISTENCY	R-D / 3 DU/A	PD	R-1	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
997	13405 Embudito View Ct NE	102306142030310144	LT 35 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1971 AC	WESS HARTLEY B & DEBRA LEE TRUSTEES WESS FAMIY TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
998	12615 Desert Marigold Ln NE	102306207022330319	LT 47 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1227 AC M/L OR 5,349 SF M/L	KOSELL MARK E TRUSTEE KOSELL TR	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
999	5600 Aniston Ct NE	102006117448420159	LT 50 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1699 AC M/L OR 7,401 SQ FT M/L	GONZALES ELSIE	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1000	10232 Casador del Oso NE	102106127726612128	* 9 10 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	MOORE HAROLD T & KATHRYN M	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1002	6020 Purple Aster Lane NE	102306211016330368	LOT 3 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1491 AC M/L OR 6,497 SF M/L	SALLEE ALVIN L & SALLEE KATHLEEN E & SALLEE CHARLES ALVIN ETAL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1003	6209 Sedona Dr NE	102306203725430547	26-P1 PLAT OF DESERT SKY AT HIGH DESERT UNIT 2 CONT 0.1186 AC M/L OR 5,170 SQ FT M/L	SALLEE ALVIN L & SALLEE KATHLEEN E & SALLEE CHARLES ALVIN ETAL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because duplexes are allowed in R-1A as long as they are on separate lots, which this one is.

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										1	2	3	4	5	
1004	5905 Purple Aster Ln NE	102306209413130376	LT 1 BLK D PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 6,572 SF	GENTRY RICHARD A & NANCY JO	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1006	6035 Silver Leaf Trail NE	102306203317930305	LT 61 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1918 AC M/L OR 8,357 SF M/L	KRATTIGER THOMAS M & MOLLIE R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1007	12611 Desert Marigold Ln NE	102306206522230318	LT 48 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1231 AC M/L OR 5,366 SF M/L	BACCHUS STEPHEN P & JANE M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1008	5901 Silver Leaf Trl NE	102306202811030387	LT 72 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 10,682 SF	LOSCERBO MARTY P TR LOSCERBO RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1D	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1010	13212 Slateridge Pl NE	102306230314941612	LT 8-A BLK G SUMMARY PLAT LOTS 8-A, 9-A, 10-A & 11-A BLOCKG DESERT MOUNTAIN AT HIGH DESERT UNIT TWO COMPRISED OFLOTS 8, 9, 10 & 11 BLOCK G DESERT MOUNTAIN AT HIGH DESERT	GALLES FRANK R & CHRISTINA TRUSTEES GALLES LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1011	13020 Cambridge Pl NE	102305909924831015	* 6 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	HEDDING DEL C & ROBYN D	CONSISTENCY	O-1 /	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
1012	13001 Cambridge Pl NE	102305911926031034	*25 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	WEBER LOUIS A & MOLLY A	CONSISTENCY	O-1 /	MX-T	R-1	R-1B	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-1B is an appropriate conversion given that this property contains a single-family dwelling, although the rest of the subdivision contains a mix of townhouse, duplex, and single-family dwellings.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1013	311 Granite Ave NE	101405846722844113; 101405847022844114	TRACT 132 MAP 37; TRACT 133 MAP 37	GARCIA SILVESTRE & GUADALUPE GUTIERREZ	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1014	10339 Oso Redondo NE	102106131726812118	*19 10 OSO GRANDE SUBD UNIT 5 CONT 0.140 AC	MANN MINNIE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1015	129 14th St SW	101305833701240203	LOT 14 & 15 & N1/2 LOT 16 HUNING PLACE	LAMM TERRY & NANCY	CONSISTENCY	SU-2 / MFR	R-ML	R-1D	R-1D	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). Given the single-family use on the property, the size of the lot, and the nearby R-1 D zoning, R-1 D is an appropriate zoning conversion.
1016	131 14th St SW	101305833600640202	S1/2 OF LOT 16 & ALL OF LOTS 17 & 18 & N 20FT OF LOT 19 HUNING PLACE ADDN	LAMM TERRY & NANCY	CONSISTENCY	SU-2 / MFR	R-ML	R-1D	R-1D	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). The lot is partially Area of Consistency and partially Area of Change. Because the property is single-family but was coded as a multi-family land use, it should be Area of Consistency. Given the single-family use on the property, the size of the lot, and the nearby R-1 D zoning, R-1 D is an appropriate zoning conversion.
1017	10327 Cueva del Oso NE	102106126830111415	* 23 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	PAJAK CHRISTOPHER P	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1018	13226 Jo Lane NE	102306232041821132	LT 76-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .201 AC	GUINN CHARLES D & DIANA CASE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
1019	6501 High Ridge Pl NE	102306208936820425	LT 24 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1890 AC M/L OR 8,233 SF M/L	KRAMER RICHARD MJ & SHARLOTTE LB	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1020	12716 Desert Marigold Lane NE	102306209220730328	LT 38 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1317 AC M/L OR 5,737 SF M/L	CALDWELL CASEY	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1021	12719 Northern Sky NE	102306209927930622	LT 73-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1377 AC M/L OR 6,001 SF M/L	WELTY K WAYNE & DRENA K TRUSTEES WELTY FAMILY RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1022	5009 Edwards Dr NE	102106142430110837	* 9 12 OSO GRANDE SUB'N UNIT 8 CONT 5,080 SQ FT	ENGINEER SANJAY & RUPAL S	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1023	13103 Bluemist Ln NE	102306227533710217	LOT 40 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1041 AC	PETERSON MARY L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1024	4705 Wildfire Rd NW	101206449640911304	LT 29 PLAT OF CACTUS RIDGE SUB CONT 0.1263 AC M/L OR 5,502 SQ FT M/L	BROWN THOMAS DANIEL & IDALIA RAQUEL BROWN	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.
1025	10345 Camino del Oso NE	102106133324340456	*68 4 OF UNIT 6 OSO GRANDE SUBD CONT .1194 AC MORE OR LESS	MARKEY ALAN	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
1027	12609 Trillium Trl NE	102306206119630339	LT 27 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1214 AC M/L OR 5,289 SF M/L	BIDDISON BEVERLY J TRUSTEE BIDDISON RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1028	1112 Roma Ave NW & 1114 Roma Ave NW	101305844609542007	005PEREA ADDN E43FT L1 & 2	MACKENZIE JOHN & REGINA	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	Yes	No	No	No	No	This property contains a duplex that is nonconforming in the R-1A zone district as it is not split across two separate lots. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex on a single lot.
1029	12609 Desert Marigold Lane NE	102306205922230317	LT 49 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1227 AC M/L OR 5,348 SF M/L	GELLERSON RUSSELL A & MARIE Z	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1030	320 Mountain Rd NE	101405846924244128	TRACT 113 A MAP 37	MONTOYA LARRY	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1031	807 Edith Blvd NE	101405849511343124	* 003 003TROTTER ADD	VILLESCAS FLORA S & BERTHA F RIVERA	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
1032	709 Kinley NE	101505805036420263	LOT 2 PLAT OF TRACTS A-1 & LTS 1 THRU 7 MUNICIPAL ADDITION NUMBER 16 CONT 4,432 SQ FT +-	REYES HECTOR & LOURDES	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
1033	Edith	101505802017031418	* 002 006MAYO X ROSS	SOLANO DAVID	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	No	Yes	No	Yes	No	This parcel is currently undeveloped and appears to be used for access between Edith and Walter. Because the property is undeveloped and was previously zoned SU-2 / NRC, Criterion #4 applies. R-1A is an appropriate zoning conversion given the mix of low-density residential uses in the area and the fact that the parcel is less than 5,000 square feet.

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										1	2	3	4	5	
1034	6109 Purple Aster Ln NE	102306209419930348	LT 18 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1615 AC M/L OR 7,039 SF M/L	MANNHEIMER ALAN LEE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1035	12601 Trillium Trail NE	102306205119530337	LT 29 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1373 AC M/L OR 5,982 SF M/L	BLOTTNER FREDRICK GWYNN & MYRA A TRSTS FREDRICK G & MYRA A BLOTTNER TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1036	6104 Wildflower Trl NE	102306208019030343	LT 23 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1261 AC M/L OR 5,495 SF M/L	EDRINGTON DAPHNE J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1040	1313 1st St NW	101405833332110613	*18A 014REPLAT OF LOTS 16 & 17 & 18 OF BLOCK 14 OF THE PARIS ADDITION	CALKINS JOSEPH E ETAL	CONSISTENCY	M-1	NR-LM	R-1A	MX-T	Yes	Yes	No	No	No	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
1041	3701 Constitution NE, 1418 Carlisle NE, 1420 Carlisle NE, 1422 Carlisle NE	101705802929820123	*010 TRACT B ALTURA ADDN	KELEHER REALTY INC	CHANGE	C-1	MX-L	NR-C	MX-M	Yes	No	No	No	No	This parcel includes a grocery store over 15,000 sq. ft. with liquor retail, which are nonconforming uses in the MX-L zone district in this location (Criterion #1 applies). MX-M would be the most appropriate zoning conversion because both of those uses are permissive in MX-M. Because of the location of this parcel on a Major Transit Corridor and because of the surrounding mixed-use and residential zones, MX-M is more appropriate than NR-C for this property.
1042	3344 Atrisco Dr NW	101106014714831418	MID POR N 3 AC OF TR 408 TOWN OF ATRISCO GRANT	ZAMORA DAVID & DORRIE ANN	CONSISTENCY	SU-1 / PRD	R-1D	R-ML	R-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 / PRD, so Criterion #4 applies. R-T is a more appropriate zoning conversion given the surrounding development and zoning patterns, as well as the previous entitlements of the PRD zone, which generally allowed detached single-family or townhouse development.

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										1	2	3	4	5	
1043	6201 Silverlace Trl NE	102306227828211701	LOT 24 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1212 AC	LANGHANS GERHARD & MARITA NIES-LANGHANS	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-T	R-T	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-T is an appropriate zoning conversion given the mix of single-family detached dwellings and duplexes.
1044	13044 Cambridge Pl NE	102305911722831021	LOT 12A PLAT OF LTS 12A, 13A & 14A CAMBRIDGE PARK SUBD (A REPLAT OF LTS 12, 13 & 14) CONT 0.1212 AC M/L	TAGGERT GRETCHEN S	CONSISTENCY	O-1 /	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
1045	9204 San Leandro Lane NW	101306409943121449	LT 2-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	WALTON-JONES JUDITH A TRUSTEE WALTON-JONES LVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	Not Eligible	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1047	12815 Northern Sky Ave NE	102306212928230617	LT 78-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1616 AC M/L OR 7,042 SF M/L	BEROZ NEAL S & JUDITH E LEVIN CO-TR BEROZ & LEVIN FAMILY RVLT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1048	9204 Miramar Ln NW	101306413641221437	LT 8-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.1202 AC M/L OR 5,236 SQ FT M/L	YORK DON A & YORK HELEN L TRUSTEES YORK RVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-T	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone (Criterion 2). This is a neighborhood of mixed low-density residential housing types - single-family detached, duplexes, and townhouses. R-T is an appropriate zoning conversion because it is a downzone to better reflect the uses and allows the townhouse use.
1049	10435 Casador del Oso NE	102106134729811920	*20 7 OSO GRANDE SUBD UNIT 4 CONT 0.101 AC	WIER KARI	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1050	5900 Silver Leaf Trl NE	102306204911230386	LT 4 BLK F PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 8,042 SF	MOORE JOHN B JR & NANCY E	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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1051	9207 San Leandro Lane NW	101306408844221454	LT 1-P1 BLK 6 PLAT OF VISTA MONTECITO SUBD CONT 0.1847 AC M/L OR 8,046 SQ FT M/L	CHAVEZ MICHAEL J & DURAN DAVID E	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1052	13016 Cambridge Pl NE	102305910025231014	* 5 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	KEATING GERALDINE M	CONSISTENCY	O-1 /	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
1055	6115 Purple Aster Lane NE	102306210520230349	LT 17 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1421 AC M/L OR 6,194 SF M/L	GALLO JOSEPH F & JERALDINE A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1056	5904 Silver Leaf Trail NE	102306204911930385	LT 5 BLK F PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,215 SF	SMITH STEVEN J & DOLLY LUCY TRUSTEES SMITH FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1057	7541 Keystone Dr NE	101906330223040517	LOT 33 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4265 SQ FT M/L	SHOEMAKER HAROLD D & GAIL E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1058	8033 Classic Ave NE	101906329525643243	LOT 50 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4116 SQ FT M/L	SCEERY BEATRICE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1059	8016 Classic Ave NE	101906327824540503	LOT 36 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4312 SQ FT M/L	SCHORNACK VERONICA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

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										1	2	3	4	5	
1060	7576 Keystone Dr NE	101906332324643213	LOT 5 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4108 SQ FT M/L	WILLIAMS BETTY JO	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1062	7533 Keystone Dr NE	101906329323040515	LOT 31 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	LEWIS HUNTER & MICHELE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1063	7529 Keystone Dr NE	101906329023040514	LOT 30 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3920 SQ FT M/L	KLEIN BEN J & LEWIS ABBY A TRUSTEES KLEIN/LEWIS TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1064	8036 Classic Ave NE	101906330024540508	LOT 41 KEYSTONE PARK ADDITION REPLAT LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 5100 SQ FT M/L	HORTON BARBARA A TRUSTEE HORTON LVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1065	7580 Keystone Dr NE	101906332325043212	LOT 4 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 4108 SQ FT M/L	CLAWSON DAVID A & LINDA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1066	7560 Keystone Dr NE	101906332322843217	LOT 9 KEYSTONE PARK ADDITION REPLAT OF LOTS 1-4 & 29-32 TRACT A UNIT A NORTH ALBUQUERQUE ACRES CONT 3833 SQ FT M/L	SUNWEST TRUST INC CUSTODIAN FOR DEBORAH DIXON IRA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1068	5720 Bartonwood Pl NE	102106239602941535	LT 15 PLAT OF BURNHAMWOOD A REPL OF TR B-1 ACADEMY PLACE SUBUNIT 5 CONT 4,038 SQ FT M/L	POWER JOSEPH & MARY JENNINGS STECKEL POWER	CONSISTENCY	R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, the R-1A 'flavor' of R-1 is an appropriate zoning conversion.
1069	223 Columbia Dr SE	101605713717332201	* 013 015UNIVERSITY HTS ADD	AGUIRRE JOSEPH	CONSISTENCY	SU-2 / DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property qualifies for the zoning conversion process as a voluntary downzone. R-T is an appropriate zone conversion for this property given the existing single-family use and mixed residential zoning and uses in the surrounding area.
1071	13516 Embudito View Ct NE	102306145628210150	LT 41 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1780 AC	WOYKOVSKY JOHN & VIERBUCHEN MARGARET	CONSISTENCY	SU-2 / HD/R-R	PD	R-1C	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1072	10331 Cueva del Oso NE	102106127130211416	* 22 2 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	MAES CHARLES CHRISTOPHER & ULIBARRI JOLENE BRANDY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1075	13216 Morning Mist Ave NE	102306230238821015	LT 43-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .162 AC	SAUNDERS DEBRA S TRUSTEE SAUNDERS RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1076	912 11th St NW	101305851425444937	* 003 MIDVALE SUBD	CORTESE LIMITED PARTNERSHIP NO 3	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-2 / DNA-SF., so Criterion #4 applies. Because of the mix of residential housing types in this area and the recommended conversion of the property to the north, which contains a nonconforming duplex, to R-T, R-T is an appropriate zoning conversion.
1077	914 11th St NW	101305851426044936	MIDVALE SUBD SO 45FT OF LOT 4	CORTESE LIMITED PARTNERSHIP NO 3	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	Yes	No	No	No	No	The duplex on this property is nonconforming on a single lot in the R-1A zone district, so Criterion #1 applies. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex.

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										1	2	3	4	5	
1078	12805 Northern Sky Ave NE	102306211728230619	LT 76-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1613 AC M/L OR 7,029 SF M/L	SCHUYLER HENRY B & LUCY C TRUSTEES SCHUYLER LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1080	10321 Camino del Oso NE	102106130723640450	*62 4 OF UNIT 6 OSO GRANDE SUBD CONT .1377 AC MORE OR LESS	GARCIA JOSE PLACIDO IV	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1081	N/A 118th St SW	100805434722140105	TR A1A CORRECTION PLAT OF TRACTS A-1-A & A-1-B ANDERSONHEIGHTS UNIT 4 CONT 52.3701 AC	SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC	CONSISTENCY	R-D	PD	R-1A	R-1A	No	No	No	Yes	Yes	This undeveloped property had prior RD zoning so Criterion #4 applies. It is also PD over 20 acres, so Criterion #5 applies. R-1A is an appropriate zoning conversion given the surrounding R-1A zoning.
1082	4924 Noreen Ct NE	102106140927610806	LT 27-A BLK 12 (REPLAT OF LOTS 26 THRU 33 BLK 12) OSO GRANDE SUBN UNIT 8 CONT 8,834 SF M/L	SULLIVAN JAMIE A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1083	12615 Trillium Trl NE	102306206619730340	LT 26 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1469 AC M/L OR 6,399 SF M/L	CHALEM MELVIN G & NATALIE M TRUSTEE CHALEM RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1084	5226 Noreen Dr NE	102106138337112410	*1A 005 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBDIVISION UNIT 3 CONT 6600 SF M/L	PATEL NIKHIL I	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
1085	5701 Mariola Pl NE	102306216102630443	LT 62P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23200 AC	KELLER MATTHEW D & EGLINTON KELLER AMY L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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										1	2	3	4	5	
1086	6419 Sage Point Ct NE	102306214735620721	LT 14 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1095 AC	DEPAUW ANNETTE M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1087	99999 ALAMEDA BLVD NE	101806437035410226; 101806438635410225; 101806440335410224; 101806442035410223; 101806442033010210; 101806440333010209; 101806438633010208; 101806437033010207	* 007 THROUGH 010 029TRA UB N ALBU AC; * 023 THROUGH 026029TRA UB N ALBU AC	PULTE HOMES	CHANGE	SU-2 / IP OR SU-2 NC	NR-BP	R-1B	R-1B	No	No	No	Yes	Yes	These undeveloped parcels were formerly zoned SU-2 / IP OR SU-2 NC (Criterion 4 applies) and are now zoned NR-BP and less than 20 acres without a Master Development Plan (Criterion 5 applies). R-1B is an appropriate conversion given the fact that these parcels have been platted for single-family development and have some approved building permits for single-family dwellings.
1088	4820 Eubank Blvd NE	102106104216630409	* 1-B PLAT OF LTS 1-A & 1-B (BEING A REPL OF LT 1) FAITH ADD'N WITHIN THE ELENA GALLEGOS GRANT CONT 0.9735 AC	SAVAGE RICHARD D	CONSISTENCY	SU-1 / BALLOON SALES OFFICE & SERV & AN EDUC FAC	PD	MX-H	NR-C	No	No	No	No	Yes	This parcel is less than 2 acres, which is the threshold for PD, so Criterion 5 applies. NR-C is a more appropriate zoning conversion than MX-H for this property because of the location outside of a Center or Corridor area.
1089	319 Tulane Dr SE	101605742911341904	* 015 046UNIVERSITY HTS ADD	WELLS JOHN & CHRISTINE	CONSISTENCY	R-1	R-1C	R-T	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1090	6103 Purple Aster Ln NE	102306209118930346	LT 20 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1261 AC M/L OR 5,495 SF M/L	CONSTANTINE DEAN G	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1091	13215 Morning Mist Ave NE	102306230240521104	LT 66-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .139 AC	CANTERGIANI RITA J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1092	12704 Desert Marigold Ln NE	102306208120830330	LT 36 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1205 AC M/L OR 5,250 SF M/L	STANLEY PAMELA J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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										1	2	3	4	5	
1093	12801 Northern Sky Ave	102306211128030620	LT 75-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1601 AC M/L OR 6,974 SF M/L	MARTINEZ ENRIQUE & MICHELLE A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1095	6132 Purple Aster Ln NE	102306212821630357	LOT 9 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1290 AC M/L OR 5,622 SF M/L	LAUDERDALE JOSEPH	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1096	4931 Story Rock St NW	101106107232121629	LOT 48 PLAT OF STORY ROCK UNIT 1 CONT .1369 AC	BRAUNHARDT MARK T & LORI J	CONSISTENCY	SU-1 / R-T 160 UNITS MAX.	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1099	6223 Silverlace Trail NE	102306227829811601	LOT 20 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0916 AC	EATON PAUL H & CARRIE L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1100	6001 Wildflower Trl NE	102306205914030972	LT 8 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,254 SF	BRITO SEAN & SHELLEY	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1101	6017 Silverleaf Trail NE	102306202815830394	LT 65 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 10,192 SF	HENRY NANETTE M & KYLE L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1102	12804 Desert Sky Ave NE	102306211629530612	LT 57-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.2527 AC M/L OR 11,009 SF M/L	LEWIS JEFF D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1D	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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										1	2	3	4	5	
1103	5805 Solterra Pl NE	102306219209230408	LT 29-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.2611 AC M/L OR 11,376 SQ FT M/L	DALTON DAVID T & SHANNON M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1104	9208 San Leandro Ln NW	101306410243821450	LT 3-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	RIVERA SUSAN D	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	Yes	No	No	No	No	The duplex dwellings in this neighborhood are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it allows duplexes.
1105	13108 Chitalpa Pl NE	102306223008930403	LT 34-P1 PLAT OF SOLTERRA SUBDIVISION UNIT 1 AT HIGH DESERTCONT 0.3545 AC M/L OR 15,444 SQ FT M/L	JARECKI ROBERT LEO JR & NASH CAROL ELLEN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1106	7516 Tamarron Pl	101906224519831915	* 005 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SCHREINER ROBERT JOHN & LAURA LEARY TRUSTEES SCHREINER RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
1107	11701 Central Ave	102105644648011001	LOTS 1 THRU 10 & 27 THRU 34 & S 50FT OF LOTS 35 & 36 BLK 6 EAST CENTRAL BU	SCHREINER LAURA LEARY TRUSTEE AMENDED RVT	CHANGE	SU-2 / EG-C	MX-H	NR-C	NR-C	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2 / EG-C so Criterion 4 applies. NR-C is an appropriate zoning conversion given the types of uses and the development context in this area.
1109	4508 Miramar Dr NW	101306412039721417	LT 17-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1733 AC M/L OR 7,549 SQ FT M/L	STELLING JOHN H IV	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1A	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1110	6001 Purple Aster Ln NE	102306208514231078	LT 7-A BLK C PLAT OF LTS 5-A THRU 14-A BLOCK CTHE TRILLIUM AT HIGH DESERT UNIT THREECONT 0.1504 AC	DAVIS MATHEW P & MICHELLE L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1111	12708 Desert Marigold Ln NE	102306208620730329	LT 37 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1202 AC M/L OR 5,240 SF M/L	BANERJEE SATYAKI	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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1112	5251 Foothills Trl	102306151836510180	LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2134 AC	COOK ANNETTE J TRUSTEE COOK LVT & PATERSON CHERYL L TRUSTEE PATERSON LVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1113	2819 Broadway Blvd SE/ 2819 Arno SE	101405537530610223	E 54 FT OF LT 4 BLK C SO BROADWAY ACRES CONT 5,400 SQ FT	OAKLEAF WALTER	CHANGE	R-1	R-1C	MX-T	MX-T	No	No	Yes	No	No	The Assessor's parcel for this property Contains a floating zone line. The back half of the property is zoned MX-T and the front half is zoned R-1C. MX-T is an appropriate zoning conversion because most of the surrounding properties are MX-T and it provides a better transition to the abutting NR-LM than R-1C would.
1115	631 McKnight Ave NW	101405914213931901	LT 6 & THE W'LY 40 FT OF LT 5 BLK 5 BEZEMEK ADDN	PROPERTY 2203 LLC	CHANGE	S-MI	NR-LM	R-ML	MX-T	Yes	No	No	No	No	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
1116	308 Girard Blvd SE	101605726814441517	* 004 030UNIVERSITY HTS ADD	FORDE WILLIAM F	CONSISTENCY	R-1	R-1C	R-T	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1117	215 Trumbull Ave SE	101405628937712304	* 017 002NEW ERA FRUIT ADD & W 9FT L16 REVISED PLAT	HULING DONALD E	CONSISTENCY	SU-2 / MR	R-1A	R-T	R-T	Yes	No	No	No	No	This lot contains two single-family dwelling units that were built prior to the establishment of zoning and are nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling unit on a lot.
1118	404 Dartmouth Dr SE	101605730308740915	* 002 036UNIVERSITY HTS ADD	OWINGS SUZANN M	CONSISTENCY	R-1	R-1C	R-ML	R-T	Yes	No	No	No	No	This property contains four residential dwelling units that meet the IDO definition of townhouse because each unit has an entrance on the ground floor. R-T is an appropriate zoning conversion because it is the first zone district that allows townhouse dwellings.
1120	1007 Stover Ave SW	101305744326143205	LTS 15 & 16 BLK 55 RAYNOLDS ADDITION CONT .1607 AC +/-	SERNA LUCAS C	CONSISTENCY	SU-2 / R-1	R-1A	R-T	R-T	Yes	No	No	No	No	This parcel contains two single-family detached dwelling units that are nonconforming in R-1. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling on a lot.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1121	715 & 715 1/2 10th St SW	101305744726043214	LTS 13 & 14 BLK 55 RAYNOLDS ADDITION CONT .1768 AC +/-	BELTRAN JAIME & NORMA	CONSISTENCY	SU-2 / R-1	R-1A	R-T	R-T	Yes	No	No	No	No	This parcel contains two single-family detached dwelling units that are nonconforming in R-1. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling on a lot.
1122	312 Granite NE	101405845321643705	MAP 37 TRACT 143 A 1	CHAVEZ ROBERT JAMES	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	Yes	Yes	No	No	No	This property contains two single-family dwellings that are nonconforming in the MX-L zone district. R-T is an appropriate conversion because it is the first zone district that allows more than one dwelling unit on a single lot.
1123	705 Kinley NE	101505804636620262	LOT 1 PLAT OF TRS A-1 & LTS 1 THRU 7 MUNICIPAL ADDITION NUMBER 16 CONT 4,711 SQ FT +-	HERNANDEZ BENITO & ROSAURA	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	Yes	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
1124	717 Kinley NE	101505806236720265	LOT 4 PLAT OF TRACTS A-1 & LTS 1 THRU 7 MUNICIPAL ADDITION NUMBER 16 CONT 6,397 SQ FT +-	POHL DAVID & PATRICIA	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
1125	330 Granite NE	101405850521144311	TRACT 143G2 MAP 37	PRICE PABLO & PRICE ROBERT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1126	509 Crespin NE	101505804940320604	* 1 PHIL & JOSE PEREA SUB'D BEING A PARCEL OF LAND SITUATEDWITHIN THE NW1/4 N 1/4 OF SEC 16 T10N R3E	PEREA IRENE	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
1127	1015 Edith NE	101405852819144216	* 1 BOBBY BACA'S ADDITION OF TRACT 185 MRGCD MAP 37 & PORTION OF VACATED BAREL	SILVA NICANDRO & IRENE	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1128	706 Mountain Rd NE	101505803423531711	A TR OF LAND ADJ TO & SOUTH OF MOUNTAIN RD APPROX 60 FT EAST OF WALTER ST SEC 16 T10N R3E CONT .0568 AC	PINO ELISEO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1129	717 Mountain Rd NE	101505805025320220	TR 60 X 121 IN SEC16 IN 3E	ESPINOSA LEONARDO	CONSISTENCY	SU-2 / RCM	MX-T	R-1	R-1B	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zoning conversion given the size of the lot.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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1130	1222 Stone St NE	101505804826320218	PARCEL IN PCT 15 25FT N TO S FT E TO W	RAMIREZ JESSE	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot (less than 5,000 square feet).
1131	1122 High St NE	101505805923131515	TR 25 X 100 WITHIN PLAT OF LANDS OF SPRINGER TRANSFER CO	CHAVEZ ALVIN	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1132	1118 High St NE	101505806522031524	LT 6 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 9,831 SQ FT	CHAVEZ VALENTINO REYES	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This parcel contains two duplexes, which are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1133	1119 High St NE	101505804522531520	LT 4 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 2,492 SQ FT M/L	POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1134	711 Mountain Rd NE	101505804725320219	SLY PORT OF TR AS PER D178P379 ALSO TR AS PER D126P137 T10NR3E SEC 16 CONT 9,779 SQ FT M/L	CHAVEZ POLISAR SHIRLEY ELIZABETH & CHAVEZ VALENTINO REYES	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). The parcel contains 3 dwelling units (1 duplex and 1 accessory dwelling unit), so R-T is the most appropriate zoning conversion because it is the first zone district that allows more than one dwelling on one lot.
1135	1008 Edith NE	101505801819131414	2 TRS OF LAND D 29 P179	SKEEN ROBERT D	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1136	637 Page Ave NE	101505804713631206	* 011 002JESUS ROMERO ADD	GANBATTE HOLDINGS LLC	CONSISTENCY	SU-2 / C-3	MX-M	MX-T	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and is a transitional zone for the surrounding zones.
1137	1328 Edith Blvd NE	101505802231720116	A TR OF LAND IN SANTA BARB RB	GANBATTE HOLDINGS LLC	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition between the MX-T across the street and the MX-L to the north and south.

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1138	1121 High St NE	101505804523331526	LT 3 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 2,492 SQ FT M/L	CHAVEZ POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This parcel contains a duplex with an accessory dwelling unit. These uses are both nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1139	1123 High St NE	101505804623531517	LOTS 1 & 2 "LANDS OF ISSAC CHAVEZ" CONT 0.1144 AC +- OR 4,983 SQ FT +-	POLISAR SHIRLEY ELIZABETH CHAVEZ	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This Assessor (Ownership) Parcel contains two single-family dwelling units (or 1 single-family dwelling unit with an accessory dwelling unit), which are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1141	311 Dakota, 316 California SE	101805734203140317; 101805734203640316; 101805734204140315; 101805734204440314; 101805735802140305; 101805735802640306; 101805735803140307; 101805735803640308; 101805735804140309	* 019 THROUGH 022 011FAIR GROUNDS; * 006 THROUGH 010 011FAIR GROUNDS	IDH PROPERTY MANAGEMENT LLC	CONSISTENCY	C-3	NR-C	R-MC	R-MC	Yes	No	No	No	No	This premises contains a mobile home park with two single-family dwellings in the northeast corner of the premises. These dwellings appear to be part of the mobile home park. Both of these residential uses are nonconforming in the NR-C zone district. R-MC is an appropriate zoning conversion because it is the only zone district that allows mobile homes and also allows single-family dwellings so this conversion would address both nonconforming uses.
1142	6818 Cochiti SE	101805745307841110	LOTS 9 THRU 12 BLK 6 FAIRGROUNDS ADDN TOGETHER WITH VACATEDALLEY ADJ TO SOUTH	EDDIE RAY INC	CONSISTENCY	C-3	MX-H	R-MC	R-MC	Yes	No	No	No	No	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
1143	Sunset Gardens Rd SW	100905628747020904	LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC	ACME REAL ESTATE FUND LLC	CHANGE	SU-2 / IP	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This parcel is undeveloped and the prior zoning was SU-2 / IP, so Criterion #4 applies. It is also NR-BP less than 20 acres without a Master Development Plan, so Criterion #5 applies. NR-C allows similar uses to NR-BP and has development standards compatible with the adjacent R-1A, so NR-C is an appropriate zoning conversion.
1145	5304 Cortaderia Pl NE	102306105042620624	LOT 32P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.6686 AC M/L OR 29,125 SF M/L	COPE JOHN GARRETT & ROSE ANNE TRUSTEES COPE-ROSE TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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1146	13234 Jo Ln NE	102306233141721134	LT 78-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .207 AC	PEACOCK DAVID N	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1147	6128 Purple Aster Ln NE	102306212521130358	LOT 8 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1291 AC M/L OR 5,624 SF M/L	PEARSALL LAWRENCE A & ELIZABETH S	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1148	4904 Purcell Dr NE	102106139425310815	LT 36-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 4,587 SF M/L	HONEYWELL S WILLIAM & JANE E	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1149	6108 Purple Aster NE	102306211618730363	LOT 3 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1515 AC M/L OR 6,601 SF M/L	HILE SALLY D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1150	10218 Oso Grande Rd NE	102106123831011435	* 3 2 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	WHITE SHARON	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1151	4532 Miramar Dr NW	101306409841321411	LT 11-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	HOWARD PRISCILLA A	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1152	12720 Desert Marigold Ln NE	102306209820830327	LT 39 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1429 AC M/L OR 6,229 SF M/L	BOTZ PAUL B & JOYCE A MANNING-BOTZ	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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1153	4620 Miramar Dr NW	101306407142921404	LT 4-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	HARTMAN BEVERLY J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1154	6123 Silver Leaf Trail NE	102306203420930311	LT 55 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1226 AC M/L OR 5,341 SF M/L	GIAHI HOSSEIN & MARYAM D TRUSTEES GAIHI RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1155	5909 Tres Vistas Ct NW	101206208119530807	LOT 7 PLAT OF TRES VISTAS AT TAYLOR RIDGE (REPL OF TR E, TAYLOR RIDGE) CONT 0.1151 AC M/L OR 5,017 SF M/L	PADILLA EDWARD ARNOLD & STEPHANIE L	CONSISTENCY	R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because of the mix of small and medium lots in this neighborhood, R-1A is an appropriate zone conversion.
1157	6201 Goldfield Pl NE	102306229326410701	LOT 33 BLOCK A PLAT FOR DESERT MOUNTAN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A, HIGH DESERTCONT .1129 AC	MOORE WILLIAM L & HIGDON D LEON TRUSTEE MOORE/HIGDON TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1158	6220 Buffalo Hills Dr NE	102306235029341210	LOT 1 BLOCK J PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .2759 AC	FREER WILLIAM B & MARTIN MARY L TRUSTEES MARTIN-FREER RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1159	6119 Silverleaf Trail NE	102306203420430310	LT 56 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.2071 AC M/L OR 9,022 SF M/L	BRENEMAN JOHN A & KATHERINE J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1160	5404 Cortaderia NE	102306108543620628	LOT 36P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.7809 AC M/L OR 34,016 SF M/L	OLSON GERALD E & KATHLEEN A TRUSTEES OLSON FAMILY TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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1161	4906 Casa del Oso NE	102106126620640402	*55 4 OSO GRANDE SUBD UNIT 5 CONT 0.123 AC	DAY GARY R & SHIRLEY A TRUSTEES U/D/T DAY 1993 TRUST	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1162	6020 Silver Leaf Trail NE	102306205115930979	LT 4 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,466 SF	JENTZEN RANDAL & LEOTA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1163	13004 Cambridge Pl NE	102305910326031012	* 3 OF SUBD PLAT OF CAMBRIDGE PARK SUBD FORMERLY TR 94 KACHINA HILLS UNIT 1	CAMPBELL VICTORIA J	CONSISTENCY	O-1	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone. R-T is an appropriate conversion given the mix of townhouse, duplex, and single-family dwellings in this area.
1164	5716 Bartonwood Pl NE	102106239402641536	LT 16 PLAT OF BURNHAMWOOD A REPL OF TR B-1 ACADEMY PLACE SUBUNIT 5 CONT 4,055 SQ FT M/L	TRIMBELL MARY P	CONSISTENCY	R-T	R-T	R-1C	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, the R-1A 'flavor' of R-1 is an appropriate zoning conversion.
1166	4904 Noreen Ct NE	102106142725610849	*21 12 OSO GRANDE SUB'N UNIT 8 CONT 4,800 SQ FT M/L	EVANCEVICH JOHN & THERESA S OZUNA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1167	6224 Ghost Flower Tr NE	102306220122831322	LT 16-A-1 PLAT FOR LTS 16-A-1 & 17-A-1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LTS 16-A & 17-A THE LEGENDS ATHIGH DESERT) CONT .1276 AC	VAUGHN ANITA L TRUSTEE RODEMAN-VAUGHN RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1168	9208 Masini Ln NW	101306414539221423	LT 7-P1 BLK 1 PLAT OF VISTA MONTECITO SUBD CONT 0.1422 AC M/L OR 6,194 SQ FT M/L	NELSON STEVEN L & CAROL J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1169	13111 Bluemist Ln NE	102306228433910219	LOT 42 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1034 AC	SHAW GARY	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1171	9216 Camino Viejo NW	101306413243321443	TR 5A-P1 BLK 3 PLAT OF LOT 5A-P1 & TRACTS A-1, B-1 & C-1VISTA MONTECITO SUBDIVISION CONT .1952 AC	SHIEL PATRICK & REBA L	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M		R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1172	5116 Purcell Dr NE	102106136832512002	* 11 4 OSO GRANDE SUBE UNIT #2 CONT 0.098 AC	CUNNINGHAM AMY A	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1173	6109 Silverleaf Tr NE	102306203819430308	LT 58 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1950 AC M/L OR 8,495 SF M/L	LICHTMACHER ABRAHAM & POLA TRUSTEES LICHTMACHER FAMILY RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1174	4509 Miramar Dr NW	101306413440121430	LT 1-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.2102 AC M/L OR 9,152 SQ FT M/L	MILTON JOHN WALDON & TINA MAXINE TRUSTEES MILTON RVLT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1175	13304 Silver Peak Pl NE	102306234519441504	LOT 2 BLOCK H PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .1894 AC	RICHARDSON-ZADRA AIMEE N & CAREY A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1176	4604 Miramar Dr NW	101306408642021408	LT 8-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	EBERHARDT GOTTFRIED & CAROLE	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1177	6515 Kaas Trail Ct NE	102306225342320910	LT 27 PLAT OF CHACO RIDGE AT HIGH DESERT (A REPLAT OFTRACT 9B) CONT .129 AC	BECKHOFF HARRY TR BECKHOFF RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1178	6100 Wildflower Trail NE	102306208118530344	LT 22 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1484 AC M/L OR 6,467 SF M/L	LOCK MALCOLM H & EDINA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1179	6212 Abiquiu Pl NE	102306215028130502	LOT 2-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1377 AC M/L OR 6,000 SF M/L	SAVOIE TROY & JACKIE R	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1180	6127 Silverleaf Trail NE	102306203421530312	LT 54 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1503 AC M/L OR 6,551 SF M/L	SELBY MICHELLE I TRUSTEE SELBY LVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1181	4632 Miramar Dr NW	101306405243721401	LT 1-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1506 AC M/L OR 6,560 SQ FT M/L	EXLINE GARY J & DIANE J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	Yes	No	No	No	No	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1182	6228 Abiquiu Pl NE	102306214930730544	LT 52-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.1375 AC M/L OR 5,990 SF M/L	ODOWD RONALD B & GLORIA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1183	6105 Purple Aster Lane NE	102306209219430347	LT 19 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1306 AC M/L OR 5,690 SF M/L	GOFF JAMES M TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1184	4901 Casa del Oso NE	102106125021932201	*18 9 OSO GRANDE SUBD UNIT 5 CONT 0.152 AC	PERDUE JAMES & PORTIA	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1185	12819 Northern Sky Ave	102306213628230616	LT 79-P1 PLAT OF UNITS 1 & 2 DESERT SKY AT HIGH DESERT CONT0.2101 AC M/L OR 9,154 SF M/L	LIOTTA WILLIAM	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1C	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1189	9500 San Pedro NE	101806529002040101	LTS 1 THRU 7 & 30 THRU 32 BLK 25 & LTS 1 THRU 3 & 30 THRU 32BLK 26 & PORT OF VAC MODESTO ACE NE TRACT A UNIT B NORTHALBUQUERQUE ACRES CONT 1.9997 AC	SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-SU	NR-SU	Yes	No	Yes	No	No	There are 2 zone districts on this parcel (Criterion #3 applies). Most of the parcel is zoned NR-SU, which is appropriate because the property is a cemetery. One portion of the parcel is zoned NR-BP although it is part of the cemetery, so the use is nonconforming in that portion of the parcel (Criterion #1 applies). NR-SU is an appropriate zoning conversion for the entire parcel to allow the cemetery use.
1190	6515 Oakland Ave NE	101806435343611707	LT 27 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	STAHNKE MARTHA A	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1191	6301 Oakland Ave NE	101806434043711708	LT 28-A BLK 27 PLAT OF LOT 28-A BLK 27 NORTH ALBUQUERQUEACRES TR A UNIT B (COMPRISED OF LOT 28 BLK 27 NORTHALBUQUERQUE ACRES UNIT A TR B) CONT .8989 AC	RAIOLA MICHAEL & STAHNKE MARTHA	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1192	Eagle Rock Ave NE	101806435345811706	LT 6 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	RAIOLA MICHAEL & STAHNKE MARTHA	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1193	Eagle Rock Ave NE	101806433745811705	LT 5 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	RAIOLA MICHAEL & MARTHA STAHNKE	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	No	No	No	No	Yes	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1194	202 94th St SW	100905622949620910; 100905625548020902	LT 22A-1-A PLAT OF LTS 22A-1-A & 22A-1-B BLK 11 ORIGINAL TOWNSITE OF WESTLAND (A REPL OF LT 22A-1 & A POR OF LT 22A-2) CONT 2.9766 AC; LT 22A-1-B PLAT OF LTS 22A-1-A & 22A-1-B BLK 11 ORIGINAL TOWNSITE OF WESTLAND (A REPL OF LT 22A-1 & A POR OF LT 22A-2) CONT 1.8359 AC	LOUGHRIDGE BRUCE W & LESLE NASH TRUSTEES LOUGHRIDGE BRUCE WILLIAM & LESLE NASH RV	CHANGE	SU-2 / IP	NR-BP	NR-GM	NR-GM	Yes	No	No	No	No	This property contains uses considered heavy manufacturing that are nonconforming in the NR-BP zone district (Criterion #1 applies). This property is also NR-BP less than 20 acres without a Master Development (Criterion #5 applies). NR-GM is an appropriate zoning conversion because it is the only zone district that allows heavy manufacturing.
1195	12915 Juniper Canyon Trl NE	102306116547320544	LOT 45 PLAT OF UNIT 2 THE CANYONS AT HIGH DESERT (A REPLATOF TRACT A THE CANYONS AT HIGH DESERT) CONT .2889 AC	DURAN JOE A & FRANCES S	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1196	619 Arno St SE	101405737218442509	* 006 002C W HIGHLAND ADDN NO 1	ANDERSON LORRAINE CANDELARIA & GARCIA JANG C & CANDICE M & GARCIA KRIZIA C	CONSISTENCY	SU-2 / MR	R-1C	R-ML	R-T	Yes	No	No	No	No	This property contains one single-family dwelling and one duplex, which is nonconforming because there cannot be more than one dwelling on a lot in any R-1 zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows this use and is consistent with the surrounding R-1 zoning.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1197	6339 Cliffbrush Lane NE	102306218927731304	LT 32 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1067 AC +/-	MARTURANO JAMES P	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1198	7820 Florence NE	101906535208140268	LT 26 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISIONCONT .2819 AC	MAXEY LESLIE E TRUST MAXEY LVT C/O BRUCE MAXEY	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1200	6512 Alpine Trail St NE	102306221840420903	LT 75 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2058 AC	GUNDLACH MARK S & LINDA G	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1201	4915 Casa del Oso NE	102106126222232204	*15 9 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	GOSS RICHARD J	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1202	8704 New Hampton Rd NE	102006115142020118	LOT 9 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1642 AC M/L OR 7,153 SQ FT M/L	HUSSAIN SANAA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1203	2135 Eton Ave SE	101505751205040309	* 012 007BUENA VISTA HTS	STEWART VIRGINIA R & JENNINGS MATTHEW C/O KATRINE STEWART	CONSISTENCY	SU-2 / R3C	MX-L	MX-T	MX-T	Yes	No	No	No	No	The single-family dwelling on this property is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and is a transitional zone that is appropriate surrounded by MX-L zones.

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										1	2	3	4	5	
1204	6135 Purple Aster	102306211322530354	LT 12 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1597 AC M/L OR 6,957 SF M/L	GAINER KEITH E & ZANDER PATRICIA TRUSTEES GAINER ZANDER LIVING TRUST	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1206	12900 Sunrise Trail Pl NE	102306212439020614	LT 90 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.4272 AC	RODGERS MURRAY S & SOPHIA C	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1207	5112 High Desert Pl NE	102306141826010164	LT 55 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2778 AC	GELET DAVID J & LORRY TRUSTEES GELET RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1208	10301 Oso Redondo NE	102106128525812110	*27 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	MARTINIEZ ADRIENNE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1209	8809 New Hampton Rd NE	102006117245421001	LOT 1 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1861 AC M/L OR 8,107 SQ FT M/L	BELL CHARLES & DARCEL E	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1210	6005 Goldfield Pl NE	102306226914941617	LOT 3 BLOCK G PLAT FOR DESERT MOUNTAIN AT HIGH DESERT UNITTWO BEING A REPLAT OF TRACT 11B HIGH DESERT & LOTS 4 & 5BLK I DESERT MOUNTAIN AT HIGH DESERT UNIT ONE CONT .3431 AC	DIAZ ALFREDO M & KELLY M	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1211	797 Calle Coronado SE	102205634903940123	PORT OF W/2 SW/4 SE/4 T10N R4E SEC 27 WITHIN FOUR HILLSRANCH TRACT CONT 10.0500 AC	HOMESITE FIVE LTD	CONSISTENCY	SU-1 / PRD	PD	R-T	R-T	No	No	No	Yes	No	This property is undeveloped and was previously zoned SU-1 / PRD, so Criterion 4 applies. R-T is an appropriate zone conversion given the context - the property is has R-T zoning to the southeast. Future development on this property would likely connect to the development in that R-T zone district.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1213	12919 Sunrise Trail Pl	102306216641020620	LT 84 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2259 AC	PEERI ARIEL & ZERAH MICHELE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1214	13204 Morning Mist Ave NE	102306228938221017	LT 41-P1 PLAT OF CHACO RIDGE AT HIGH DESERT CONT .197 AC	MEDINA WILLIAM & GERENA GEIZEL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1215	102 Camino de la Sierra NE	102305624939120201	007WELLS SANDIA MANOR SUBD C	VERMONT HILLS PROPERTIES LLC	CONSISTENCY	SU-1 / PRD	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was formerly SU-1/PRD, so Criterion #4 applies. It is also a PD zone less than 2 acres, so Criterion #5 applies. R-1D is an appropriate zoning conversion given the surrounding R-1D zoning.
1216	102 Camino de la Sierra NE	102305630037010101	LT B BLK 2 (LESS 27 FT OUR TO R/W) WELLS SANDIA MANOR CONT 3.80 AC +-	VERMONT HILLS PROPERTIES LLC	CONSISTENCY	SU-1 / PRD	PD	R-1D	R-1D	No	No	No	Yes	No	This property is undeveloped and was formerly SU-1/PRD, so Criterion #4 applies. R-1D is an appropriate zoning conversion given the surrounding R-1D zoning.
1217	12800 Calle del Oso Pl NE	102306109848820633	LOT 41P-1 CORRECTED PLAT OF TIERRA DEL OSO SUBD AT HIGHT DESERT CONT 0.3333 AC M/L OR 14,519 SF M/L	NUNLEY STEVEN M & KIMBERLY A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1219	13512 Embudito View Ct NE	102306145028310149	LT 40 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1826 AC	FREINBERG SUZANNE LYNN & EMMONS BARBARA LYNNE	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1220	13016 Sandia Point Rd NE	102306221535120739	LT 32 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1437 AC	KATZ ARNOLD M & JUDY K	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1221	13209 Bighorn Rd NE	102306232829510803	LOT 6 BLOCK B PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .1087 AC	WIECHERT EVELYN	CONSISTENCY	SU-2 / HD/R-T	R-T		R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1222	6232 Silverlace Trl NE	102306229030511618	LOT 3 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0762 AC	CARPENTER DANIEL R & TATIANA V	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	Yes	No	No	No	No	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1223	12615 Sandia Ridge Pl NE	102306205435020450	LT 47 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1516 AC M/L OR 6,604 SF M/L	NANDY PRABAL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1224	12605 Trillium Trl NE	102306205619630338	LT 28 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1210 AC M/L OR 5,271 SF M/L	ANDREAS CAROLYN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1226	412 Tulane Dr SE	101605745206641319	* 006 052UNIVERSITY HTS ADD	STEWART DAVID C & KATRINE H TRUSTEES STEWART TRUST	CONSISTENCY	R-1	R-1C	R-T	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1227	5501 Drayton St NE	102006108640920129	LT 20 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1648 AC M/L OR 7,179 SQ FT M/L	REZAEI MONA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1228	12612 Desert Marigold Ln NE	102306206620730333	LT 33 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1208 AC M/L OR 5,264 SF M/L	WHITE WARREN E III	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1229	99999 WILSHIRE AV NE	102006432125040529; 102006433825040528	*004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES; *005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES	AL-SABASSI ABDUL FATTAH	CONSISTENCY	R-D / 5 DU/A	PD	R-1B	R-1C	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the size of the lot, the previous entitlements of 5 DU/acre, and the context - the property is surrounded by other R-1C properties.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1230	1123 Walter St NE	101505801821731803	OUT OF DIST CHAVEZ ENT PADILLA HIGH ST	GONZALES JIMMY & CATHY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1231	5608 Aniston Ct NE	102006116549620157	LT 48 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2700 AC M/L OR 11,761 SQ FT M/L	WALDEN GAYLA & KIM HUGHES	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1232	5609 Aniston Ct NE	102006115248920155	LT 46 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.2424 AC M/L OR 10,559 SQ FT M/L	KERNAGHAN KAY L	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1233	8700 Everton Ave NE	102006113644221020	LT 20 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	BRANDT LOIS C TRUSTEE LOIS C BRANDT TRUST	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1234	8808 Everton Ave NE	102006116846321026	LT 26 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1734 AC M/L OR 7,553 SQ FT M/L	KANG YOUNG SIM	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1235	8631 New Hampton Rd NE	102006113442921008	LOT 8 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1785 AC M/L OR 7,775 SQ FT M/L	VUONG NANG & VAN K CO TR VUONG RVLT	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1236	521 Slate Ave NE	101505801810731107	* 011 TROTTEE ADD NO 2 X L 12	ORDONEZ RUBEN S & HILDA C	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion
1237	8708 New Hampton Rd NE	102006115642420117	LOT 8 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	MARGIOTTA ELOISE A	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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1238	8801 New Hampton Rd NE	102006116244721003	LOT 3 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	CHAVEZ EDDIE P	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1239	8804 New Hampton Rd NE	102006117743720113	LT 4 BLK 1 EXC AN EASTERLY PORTION SOLD ON DOC# 98-005959LAMPLIGHTER ESTATES CONT 0.1548 AC	QUINT WILLIAM P & GLENDA J	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1240	8805 New Hampton Rd NE	102006116745121002	LOT 2 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	MURPHY DANIEL A & ELLEN J	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1241	1024 Walter St NE	101505803518931411	TR IN SW1/4 SEC16 T10N R3E CONT 0.127 AC	HERNANDEZ KATHERINE	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	Yes	No	No	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-1B is an appropriate zoning conversion given the lot size and single-family use on the property.
1242	N/A Gibson Blvd SW	100805428548510104	TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC	CURB INC	CONSISTENCY	R-D	PD	R-1A	R-1A	No	No	No	Yes	No	This undeveloped property had prior R-D zoning so Criterion #4 applies. R-1A is an appropriate zoning conversion given the surrounding R-1A zoning, in particular the fact that this parcel is at the edge of a subdivision that has not been completed.
1243	6500 Martin Court NE	101806223002540215	LOT 7 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	FISHER TYSON M & DENISE L	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1244	6501 Martin Ct NE	101806223203640216	LOT 6 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	FLORES JULIAN J & AMY M	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

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1245	6505 Martin Ct NE	101806224004140217	LOT 5 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	HOFFMAN RYAN C & AMY D	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1246	6508 Martin Ct NE	101806224701840213	LOT 9 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	TUMLINSON ASHLEY C & POWERS KENDRA J	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1247	6512 Martin Ct NE	101806225401440212	LOT 10 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	MARKEN ANNE E & CORTES RODOLFO	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1248	6523 Martin Ct NE	101806226902940286	LOT 1 WILLA PLACE ADD BEING A PLAT OF PORTION OF TR D ACADEMY ACRES SUB'D	WRIGHT JOSEPH T JR	CONSISTENCY	R-3	R-MH	R-1	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1249	9019 Village Ave NE	102006427709341801	LT 32-P1 AMENDED PLAT OF VENTURA VILLAGE SUBDIVISION AREPLAT OF LOTS 1 THROUGH 6 BLOCK 19 TRACT 3 UNIT 3 NORTHALBUQUERQUE ACRES CONT .1086 AC	FORD JANINE M	CONSISTENCY	SU-2 / R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
1250	12908 Sunrise Trail Pl NE	102306214638820612	LT 60 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1675 AC	BURGMAIER ERIC S & CHERYL	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1251	5709 Mariola Pl NE	102306215303930441	LT 64P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23607 AC	SHAW BOYD L & FITZGERALD HEATHER A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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1253	5741 Bartonwood Pl NE	102106238603542404	LT 24 PLAT OF BURNHAMWOOD A REPL OF TR B-1 ACADEMY PLACE SUBUNIT 5 CONT 5,462 SQ FT M/L	WALTERS JENNIFER	CONSISTENCY	R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, the R-1A 'flavor' of R-1 is an appropriate zoning conversion.
1254	12608 Trillium Trl NE	102306206416630976	LT 3 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT TWO CONT8,308 SF	LOEHR TOM & SARITA	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1255	13104 Desert Moon Pl NE	102306220203031121	LOT 6-P1 PLAT FOR DESERT SONG CONT .1749 AC	SHAH SANJIV E & SHEPARD KATHERINE N	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1256	5904 Purple Aster Ln NE	102306210614230373	LT 8 BLK B PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,059 SF	BAKER TOM LEE & PEGGY L	CONSISTENCY	SU-2 / HD/R-T	R-T		R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1257	12601 Desert Marigold Ln NE	102306203921930313	LT 53 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1774 AC M/L OR 7,729 SF M/L	KHAN IRFAN & TANVEER F	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1258	6104 Purple Aster Lane NE	102306211018730364	LOT 2 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1362 AC M/L OR 5,934 SF M/L	KHAN IRFAN & TANVEER	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1259	6320 Bobcat Hill Pl NE	102306236133510728	LOT 6 BLOCK A PLAT FOR DESERT MOUNTAN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A, HIGH DESERTCONT .1092 AC	LAGER SCOTT DOUGLAS JR & TOMOMI Y	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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1260	13205 Bighorn Rd NE	102306232429710802	LOT 5 BLOCK B PLAT FOR DESERT MOUNTAIN AT HIGHDESERT UNIT ONE BEING A REPLAT OF TRACT 11A HIGH DESERTCONT .1162 AC	LYON STEPHEN C & JALENE N	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1262	1346 Dartmouth Dr NE	101605830739011213	* 012 023OSULLIVAN REPL	HAJI ALLM & KESANI MIZBA M	CONSISTENCY	R-3	R-MH	R-ML	R-ML	Yes	Yes	No	No	No	This parcel is contains a nonconforming use and is eligible for a voluntary downzone (Criteria #1, #2). R-ML is an appropriate zoning conversion because it allows the single-family dwelling on the property and would provide a transition between the R-1C to the north and the R-MH to the south.
1263	815 Edith Blvd NE	101405850012443128	* 004 001JESUS ROMERO ADD	STARR TERESA SLACK	CONSISTENCY	SU-2 / C-3	MX-M	MX-L	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it is compatible with the surrounding MX-M zoning and is a similar zone to that requested by the property owner, except that it allows the single-family dwelling.
1265	903 Arno St NE	101405845916243228	TRACT C BLK 2 SUMMARY PLAT OF LOTS 20 21 & 22 BLK 2 MAYO & ROSS ADD	TRUJILLO VICTOR E & MONICA A	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows the single-family use and provides a transition for the various Mixed-use and Non-residential zones in this area.
1266	6105 Silverleaf Trl NE	102306203518930307	LT 59 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1929 AC M/L OR 8,404 SF M/L	STABER LISA DEETTE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1267	7571 Signal Ave NE	101906425433420216	LT 17 BLK 4 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2EX'LY THE E'LY POR OUT TO R/W CONT .6148 AC	FULLER HOMES INC	CONSISTENCY	R-D / 7 DU/A	PD	R-1A	R-1A	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion given the size of the lot, the previous entitlements of 7 DU/acre, and the context - the property is surrounded by other R-1A properties.

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1271	Vacant Land on Carmel	101906409009030227	* 006 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1272	Vacant Land on Carmel	101906410709030226	* 007 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1273	Vacant Land on Carmel	101906412309030225	* 008 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1274	Vacant Land on Carmel	101906414009030224	* 009 009NORTH ALBUQ ACRES UN 3 TR2	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1275	Vacant Land on Carmel	101906418909030221	* 012 009NORTH ALBUQ ACRES UN 3 TR2	PULLANO PETER G TRUSTEE PULLANO RVLT & PULLANO PETER G TRUSTEE ETAL	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1276	Vacant Land on Holly NE	101906417206730211	* 022 009NORTH ALBUQ ACRES UN 3 TR2	MUNAR JOSE & CECILIA	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1277	Vacant Land on Holly NE	101906414006730209	* 024 009NORTH ALBUQ ACRES UN 3 TR2	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1278	Vacant Land on Holly NE	101906412406730208	* 025 009NORTH ALBUQ ACRES UN 3 TR2	PULLANO PETER G TRUSTEE JOSEPH L & EMMA L PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1279	Vacant Land on Holly NE	101906410806830207	* 026 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1280	Vacant Land on Holly NE	101906409006830206	* 027 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES	PULLANO PETER G TRUSTEE PULLANO RVLT	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1281	10351 Cueva del Oso NE	102106129330711421	* 17 2 OSO GRANDE SUBD UNIT #2 CONT 0.123 AC	BAKER CHARLAINA M	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1282	8608 Everton NE	102006111043221016	LT 16 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	GREENWOOD DAVID E & EMILY M	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1283	6520 Alpine Trail St NE	102306221241520901	LT 77 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1777 AC	MITCHELL STEPHEN J & SANDRA J	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1284	12603 Desert Marigold Ln NE	102306204622030314	LT 52 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1288 AC M/L OR 5,611 SF M/L	GABRYS KIRBY D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1286	13223 Jo Ln NE	102306231943421120	LOT 86A P1 PLAT OF LOTS 83A THRU 90A CHACO RIDGE AT HIGHDESERT A REPLAT OF LOTS 83 THRU 90 CHACO RIDGE AT HIGHDESERT CONT .1760 AC	GEUDER ALAN & TOSO GEUDER SARAH	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1287	12608 Desert Marigold Ln NE	102306206120530334	LT 32 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1214 AC M/L OR 5,289 SF M/L	FRIJA RACHAEL & ERIK	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1288	5601 Valerian Pl NE	102306220504430462	LT 43P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.25136 AC	BERNAL GENEVIEVE & SERNA GERALD	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
1289	109 14th St SW	101305834103340207	SOUTH 1/2 OF LOT 5 & ALL OF LOTS 6 & 7 HUNING PLACE	ROSE ELLEN RAMSEY	CONSISTENCY	SU-2 / MFR	R-ML	R-1A	R-1D	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). Given the single-family use on the property, the size of the lot, and the nearby R-1 D zoning, R-1 D is an appropriate zoning conversion.
1290 A	1801 Agua Fresca Dr NW	101305930411440702B 1	(IMPROVEMENT ONLY) LT 19 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	JARAMILLO SISTINE	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1290 B	1801 Agua Fresca Dr NW	101305930411440702L 1	(LAND ONLY) LT 19 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .0602 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM		R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1291	813 Edith Blvd NE	101405849812043127	* 005 001JESUS ROMERO ADD	OWENS JAMES J	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
1292	10259 Oso Redondo NE	102106127725612108	*29 10 OSO GRANDE SUBD UNIT 5 CONT 0.101 AC	MONTOYA AMY LYNN	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1293	9229 Prickly Pear St NW	101206448344310907	LT 76 PLAT OF CACTUS RIDGE SUBD CONT 0.1377 AC M/L OR 5,998SQ FT M/L	HALL DANIELLE S & JONATHAN J	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size requirements, R-1B is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
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1294	5255 Foothills Trail	102306151836510180	LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2134 AC	COOK ANNETTE J TRUSTEE COOK LVT & PATERSON CHERYL L TRUSTEE PATERSON LVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1296	6628 High Ridge Pl NE	102306203740220415	LT 14 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.2919 AC M/L OR 12,715 SF M/L	NEICE MARK & LESLIE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1297	8616 Everton Ave NE	102006112443521018	LT 18 BLK 2 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1726 AC M/L OR 7,518 SQ FT M/L	FAIRBANKS RICHARD R & TERESA J	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1298	6127 Purple Aster Ln NE	102306211221630352	LT 14 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1221 AC M/L OR 5,321 SF M/L	ENOS DAVID G	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1299	6731 Palomas Ave NE	101806342548910512	LT 23-A BLK 11 PLAT OF LT 23-A BLK 11 NORTH ALBUQUERQUEACRES TR A UNIT A CONT .8872 AC	HOPE CHRISTIAN SCHOOLS INC	CONSISTENCY	SU-2 / R-D OR SU-2 RC	PD	MX-L		No	No	No	No	Yes	This parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 applies. MX-M is an appropriate zoning conversion because the parcel is part of the premises of Hope Christian School, the rest of which is zoned MX-M.
1300	6420 Sage Point Ct NE	102306216136420712	LT 5 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.0955 AC	JENKINS KAREN L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1301	9300 Golf Course Rd NW	101206424546421202	TRACT 5-C PLAT OF TRACTS 5-A THRU 5-E PARADISE VALLEYCONT 2.7180 AC	STEWART CHESTER FRENCH TRUSTEE STEWART RVT	CHANGE	SU-1 / C-2 & IP	NR-BP	NR-SU	NR-SU	Yes	No	No	No	Yes	This property is zoned NR-BP without a Master Development Plan and is less than 20 acres (Criterion #5 applies). It also contains a cremation facility, which is nonconforming in NR-BP (Criterion #1) applies. NR-SU is the only zone that allows a crematorium, so that is an appropriate zoning conversion.

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1302	5601 Fulton Ct NE	102006107744020134	LT 25 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1660 AC M/L OR 7,231 SQ FT M/L	CHIADO BRENT E & TRACY D	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1303	2110 New York Ave SW	101305806624031315	* F 001LOT F OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD	THOMPSON BRANDY E	CONSISTENCY	R-1	R-1A	R-T	R-T	Yes	No	No	No	No	This property contains three units that are nonconforming in R-1A. A triplex best meets the IDO definition for townhouse. R-T is the first zone district that allows townhouse uses, so that is the most appropriate zoning conversion.
1304	6134 Purple Aster Ln NE	102306213122130356	LT 10 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT 1 CONT0.1202 AC M/L OR 5,240 SF M/L	HEIMER EMILY & HEIMER BRANDON	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1305	6011 Silver Leaf Trl NE	102306202815130393	LT 66 BLK A PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 10,346 SF	NGUYEN HUAN PHUC & DUONG MYLINH THI	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1306	12920 Sandia Point Rd NE	102306217933620732	LT 25 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.0950 AC	HORSTMAN ANNA M & JOHN A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1307	5259 Foothills Trl NE	102306152036010181	LT 13 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2308 AC	SHEPHERD EDWARD W & DENISE B	CONSISTENCY	SU-2 / HD/R-R	PD	R-1	R-1B	No	No	No	No	Yes	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1308	1203-1207 Barelas Rd SW	101405703104630433; 101405703204330432; 101405703304130430; 101405702604630459; 101405701904630457; 101405701904230458; 101405702005130451; 101405701505030452; 101405703603630429	MAP 40 TRACT 21; MAP 40 TRACT 22; MAP 40 TRACT 23 TO TRACT 25; MAP 40 TRACT 20; MAP 40 TRACT 19 A 1 A; MAP 40 TRACT 19 A 2; MAP 40 TRACT 14 A 2; MAP 40 TRACT 14 A 1 B 2; MRGCD MAP 40 TRACT 26A CONT 0.06984 ACRES	FRANCHINI KEITH & HELEN	CONSISTENCY	SU-2 / R-1	R-1A	MX-T	R-T	Yes	No	No	No	No	This premises contains multiple parcels, which include a single-family dwell, a duplex, and a triplex. The duplex and triplex are non-conforming in the R-1A zone district, so Criterion #1 applies. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwellings on a lot, while also allowing development that is consistent with the surrounding development context.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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										1	2	3	4	5	
1309	5900 Wildflower Trl NE	102306207512030380	LT 5 BLK D PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 8,923 SF	SCHARF THEODORE J & BARBARA H	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1310	5604 Valerian Pl NE	102306221306030464	LT 41P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.32517 AC	DURAN JOSEPH E & DEBRA A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1312	5901 Wildflower Trl NE	102306206011230381	LT 3 BLK F PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,661 SF	CUNDIFF BONNIE BELL TRUSTEE CUNDIFF RVT	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1313	6424 Sage Point Ct NE	102306216036720713	LT 6 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.1014 AC	NEWKIRK DAVID DUDLEY & MARY ANN	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1315	10415 Cueva del Oso NE	102106130932111704	* 27 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	AABRE S ROSEMARY	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A flavor of R-1, R-1A is an appropriate zone conversion.
1316	5809 Vulcan Vista Dr NE	102306211811130816	LT 15-P1 BLK 2 PLAT OF THE AERIE AT HIGH DESERT UNIT 2CONT .179 AC	OLSON GERALD E & K A	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1317	8500 Glendale Ave NE	102006507403830128	* 005 017TR 1 UNIT 3 NO ALBUQ ACRES	JONES JOHN MARK	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1318 A	1844 Zearing Ave NW	101305932201434002B 1	(IMPROVEMENT ONLY) LT 2 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	DE SANTIAGO KRISTINA N	CHANGE	S-MI	NR-LM	MX-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1318 B	1844 Zearing Ave NW	101305932201434002L 1	(LAND ONLY) LT 2 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0978 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM		R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1320 A	1848 Zearing Ave NW	101305931901434001B 1	(IMPROVEMENT ONLY) LT 1 SECOND CORRECTION PLAT ARBOLERADE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	TOBEY LARUEN E	CHANGE	S-MI	NR-LM	MX-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

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										1	2	3	4	5	
1320 B	1848 Zearing Ave NW	101305931901434001L 1	(LAND ONLY) LT 1 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0925 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM		R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1321 A	900 19th St NW	101305931602931855L 1	(LAND ONLY) LT 14 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1118 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1321 B	900 19th St NW	101305931602931855L 1	(LAND ONLY) LT 14 OF LOTS 1 THRU 15 & D-1 ARBOLERA DE VIDA(BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANY ADDITION)CONT .1118 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1322 A	1024 19th St NW	101305931909431846L 1	(LAND ONLY) LT 6 OF LOTS 1 THRU 15 & D-1 ARBOLERA DEVIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1322 B	1024 19th St NW	101305931909431846L 1	(LAND ONLY) LT 6 OF LOTS 1 THRU 15 & D-1 ARBOLERA DEVIDA (BEING A REPLAT OF LOT D DUKE CITY LUMBER COMPANYADDITION) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1323 A	1101 Mis Abuelitos Dr NW	101305930710540812B 1	(IMPROVEMENT ONLY) LT 18 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	MCENNERNEY SUSAN A	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1323 B	1101 Mis Abuelitos Dr NW	101305930710540812L 1	(LAND ONLY) LT 18 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1059 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	Yes	No	No	No	No	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1324 A	935 18th St NW	101305933105331868L 1	(LAND ONLY) LT 21 SECOND CORRECTION PLAT ARBOLERA DEVIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0775 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1324 B	935 18th St NW	101305933105331868L 1	(LAND ONLY) LT 21 SECOND CORRECTION PLAT ARBOLERA DEVIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0775 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1325 A	1023 18th St NW	101305933407731873L 1	(LAND ONLY) LT 26 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0842 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1325 B	1023 18th St NW	101305933407731873L 1	(LAND ONLY) LT 26 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0842 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML		R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1326 A	1132 18th St NW	101305929613740713B 1	(IMPROVEMENT ONLY) LT 9 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	GOLDEN ESTHER T	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1326 B	1132 18th St NW	101305929613740713L 1	(LAND ONLY) LT 9 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1131 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1327	6009 Purple Aster Ln NE	102306208715331076	LT 5-A BLK C PLAT OF LTS 5-A THRU 14-A BLK C THETRILLIUM AT HIGH DESERT UNIT 3 BEING A REPLAT OFTHE TRILLIUM AT HIGH DESERT UNIT 3 CONT .1249 AC	CALDWELL SUZANNE D	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1328	1117 High St NE	101505804621731521	LT 5 OF THE SUMMARY PLAT OF LANDS OF ISAAC CHAVEZTOGETHER WITH A 25'X100' TR IN SW/4 SEC 16 T10N R3ECONT .1534 AC +/-	POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion given the size of the lot.
1329	8400 & 8420 Glendale NE	102006504103830130; 102006505803830129	* 003 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES; * 004 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES	LAS VENTANAS NM INC	CONSISTENCY	R-D / 3 DU/A	PD	R-1	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1330	905 Arno NE	101405845216943227	* 019 002MAYO & ROSS ADD S 1/2 L18 & ALL L 19	SANDOVAL RAYMOND ANTHONY & DEBORAH ANN	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	Yes	Yes	No	No	No	This parcel has a single-family dwelling that is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings, and also allows the artisan manufacturing use to continue as an approved conditional use.
1331	902 21st NW	101305919503431001	* 010 004J BARON BURG PK ADD L11XL12	HAMBLIN STEVEN F	CONSISTENCY	S-R	R-1A	R-ML	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit that is nonconforming in R-1A. R-T is the first zone district that allows multiple dwellings on one lot, so that is the most appropriate zoning conversion.
1332	930 21st St NW	101305919404131011	*14A REPL OF LTS 13 - 15 BLK 4 JOHN BARON BURG PARK ADDN	HAMBLIN STEVEN	CONSISTENCY	S-R	R-1A	R-ML	R-T	Yes	No	No	No	No	This property contains a single-family dwelling with an accessory dwelling unit that is nonconforming in R-1A. R-T is the first zone district that allows multiple dwellings on one lot, so that is the most appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1333	8321 Glendale Ave NE	102006502406930202	* 031 016TR 1 UNIT 3 NO ALBUQ ACRES	HENRY SCOTT W & CLARK SCOTT B & PAMELA M	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1334	Glendale Ave	102006503807030203	LT 30-A PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4427 AC	MASTER HOMECRAFTERS INC & HUTCHISON	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1335	Glendale Ave NE	102006504507030205	LT 30-B PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4426 AC	HUTCHISON PROPERTIES LLC	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1336	1420 Walter St NE	101505805833620237	A TRACT MEAS 30 X 621/2 IN N1/2 SW1/4 NW1/4 SEC 16 T10N R3E	MULLER JANET SHARON	CONSISTENCY	SU-2 / RCM	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zoning conversion given the mix of low-density residential development types in this area.
1339	13109 Desert Moon Pl NE	102306221701731118	LOT 9-P1 PLAT FOR DESERT SONG CONT .3490 AC	VENDER STEPHEN JOHN & SALLY ANNE	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1D	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1340	501 Berry Rd NW	101406142123742013	TRACTS 81E2 & 81F EXCEPT SLY 20 FT OUT TO BERRY RD NW MRGCDMAP 32 CONT 0.24 AC M/L	THRASHER KATHERINE E	CONSISTENCY	R-1 / OR SU-2 NFID	MX-L	MX-T	MX-T	Yes	No	No	No	No	This property contains one single-family dwelling that is nonconforming in MX-L. MX-T is an appropriate zoning conversion as it allows the single-family dwelling and is a good transition to the surrounding MX-L zoning.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1341	99999 CARMEL AV NE	101906415609030223; 101906417309030222	* 010 009NORTH ALBUQ ACRES UN 3 TR2; * 011 009NORTH ALBUQ ACRES UN 3 TR2	HAIDARI ESMAIL	CONSISTENCY	SU-2 / R-2	R-ML	MX-L	MX-L	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south.
1342	3008 10th At NW	101405909044020934	LT 33 MCDONALD ACRES UNIT 3	SUTTLE MICHAEL R & DOROTHY A	CONSISTENCY	R-1	R-1D	R-T	R-T	Yes	No	No	No	No	This property contains two dwelling units and one accessory dwelling unit, which are nonconforming in the R-1D zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units on one lot.
1343	3000 10th St NW	101405909042020936	LTS 104 & 105 MCDONALD ACRES UNIT 4 (EXCL THE S'LY 75 FT)	SULLIVAN ANN C & KEVIN R EDWARDS	CONSISTENCY	R-1	R-1D	R-T	R-T	Yes	No	No	No	No	This property contains two dwelling units and one accessory dwelling unit, which are nonconforming in the R-1D zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units on one lot.
1344	Walter St NE	101505804234520240	THE WEST TR 125 X 30FT N1/2 SW NW SEC 16 T10N R3E	MULLER JANET SHARON	CONSISTENCY	SU-2 / RCM	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zoning conversion given the mix of low-density residential development types in this area.
1345	1420 Walter St NE	101505805234420239	THE EAST TR 125 X 30FT N1/2 SW NW SEC 16 T10N R3E	MULLER JANET SHARON	CONSISTENCY	SU-2 / RCM	MX-T	R-T	R-T	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-T is an appropriate zoning conversion given the mix of low-density residential development types in this area.
1346	6005 Wildflower Trl NE	102306206014730973	LT 9 BLK E PLAT OF THE TRILLIUM AT HIGH DESERT UNIT THREECONT 7,140 SF	DANIELS JEANNINE L	CONSISTENCY	SU-2 / HD/R-T	R-T	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1348	1840, 2200 University Blvd SE	101505625111840323; 101505625008840324	TRACT A-1 PLAT OF TRS A-1 & A-2 ALBUQUERQUE HOUSING DIVISION CONT 2.1397 AC +-; TRACT A-2 PLAT TRS A-1 & A-2 ALBUQUERQUE HOUSING DIVISION CONT 38,284 SQ FT +-	ALBUQUERQUE HOUSING AUTHORITY	CHANGE	O-1; SU-1 / HOUSING OFF; SU-1 / TRAILER CT	MX-T, R-MC	MX-T	MX-T	No	No	Yes	No	No	There is a floating zone line on both of these parcels, which contain ABQ Housing Authority offices, so each parcel has both MX-T and R-MC zoning (Criterion #3 applies). MX-T is an appropriate zone conversion because it allows the office uses and because there are not any mobile homes on the property.
1350	1117 Edith NE	101405851724044210	TRACT 109 A MAP 37	MORALEZ RAYMOND JR & ABIGAIL	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	Yes	Yes	No	No	No	This parcel has a single-family dwelling with an accessory dwelling unit, which is nonconforming in MX-M. R-T is an appropriate zoning conversion because it is the first zone that allows more than one dwelling on one lot.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1351	921 Arno NE	101405845218243223	MRGCD MAP 37 TRACTS 161A2 & 161B1 CONT 0.17 AC	CANDELARIA AGUEDA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1352	720 Kinley NE	101505806135320267	LOT 6 PLAT OF TRACTS A-1 & LTS 1 THRU 7 MUNICIPAL ADDITION NUMBER 16 CONT 4,565 SQ FT +-	GARCIA JOE M & SUSAN E	CONSISTENCY	SU-2 / RCM	MX-T	R-1B	R-1A	No	Yes	No	No	No	This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2 applies). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning.
1353	1010HalfFranciscanStNE	101405850019043303	MAP 37 TRACT 175	MONTOYA GONZALES MARY ROSALIE	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1354	1006FranciscanStNE	101405851018343154	TRACT 173 B1C MRGCD MAP 37 CONT 0.1380 (AC. +/-) OR 6,011 (SQ FT +/-)	CANDELARIA LORETTA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	Yes	Yes	No	No	No	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1356	18th St. NW	101305933000434009	TR 2-B SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEINGA REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT .6069 AC	CITY OF ALBUQUERQUE	CHANGE	S-MI	NR-LM	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan.
1357	1820 BELLAMAH AV NW	101305828145522505	LT 2-A PLAT OF FREEWAY-OLD TOWN LIMITED (A REPL OF LT 2FREEWAY-OLD TOWN LIMITED) CONT 2.4122 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM	MX-M	MX-M	No	No	No	Yes	No	This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-M is an appropriate zoning conversion given the intention in the Metropolitan Redevelopment Area Plan that this area be developed with an economic development focus.
1358	Mis Abuelitos Dr. NW	101305933512440215	TR 2-E-1-A PLAT OF TRS 2-E-1-A & 2-E-1-B ARBOLERA DE VIDAUNIT 2B (BEING A REPL OF TR 2-E-1 ARBOLERA DE VIDA UNIT 2B &A VACATED PORT OF MILL POND ROAD) CONT 1.0199 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	MX-T	MX-T	No	No	Yes	Yes	No	This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1359	1801 Bellamah NW	101305927500340219	TR 1 TRACTS 1 AND 2 ARBOLERA DE VIDA (BEING A REPLAT OF LOTD-1A, ARBOLERA DE VIDA; LOTS C AND B-1-A-1, DUKE CITY LUMBERCOMPANY ADDITION AND UNPLATTED PARCELS J AND K, FORMERLY	SAWMILL COMMUNITY LAND TRUST (SCLT)	CHANGE	S-MI	NR-LM	R-ML	R-ML	Yes	No	No	No	No	This property contains apartments that were built based on the Sawmill Metropolitan Development Area Plan and are nonconforming in the NR-LM zone district. R-ML is an appropriate zoning conversion because it is the first zone that allows multifamily uses and generally matches the scale of the existing development.
1360	990 18th St. NW	101305935004040213	TR 2-C SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2(BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA)CONT 2.8164 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	SU-2 / SDR	R-ML	MX-T	MX-T	Yes	No	No	No	No	This parcel contains apartments and office space that serves more than just the leasing office for the apartments. These offices are nonconforming in the R-ML zone district. MX-T is an appropriate zoning conversion because it is the first zone that allows a mix of office and multifamily residential uses.
1361 A	1101 18th St NW	101305928010631887L 1	(LAND ONLY) LT 1P-1 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1361 B	1101 18th St NW	101305928010631887L 1	(LAND ONLY) LT 1P-1 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1362 A	1002 19th St NW	101305931807031829L 1	(LAND ONLY) LT 10-D PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .0718 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1362 B	1002 19th St NW	101305931807031829L 1	(LAND ONLY) LT 10-D PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .0718 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1363 A	910 19th St NW	101305931404331834B 1	(IMPROVEMENT ONLY) LT 11-D PLAT OF LOTS 10-A THRU 10-E &LOTS 11-A THRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS10 & 11 ARBOLERA DE VIDA)	CHAVEZ LOURENCITA	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1363 B	910 19th St NW	101305931404331834L 1	(LAND ONLY) LT 11-D PLAT OF LOTS 10-A THRU 10-E & LOTS 11-ATHRU 11-F ARBOLERA DE VIDA (BEING A REPLAT OF LOTS 10 & 11ARBOLERA DE VIDA) CONT .1121 AC	SAWMILL COMMUNITY LAND GRANT	CONSISTENCY	S-DR	R-ML	R-T	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1365	Mis Abuelitos Dr. NW	101305933108940214	TR 2-E-1-B PLAT OF TRS 2-E-1-A & 2-E-1-B ARBOLERA DE VIDAUNIT 2B (BEING A REPL OF TR 2-E-1 ARBOLERA DE VIDA UNIT 2B &A VACATED PORT OF MILL POND ROAD) CONT 4.9348 AC	CITY OF ALBUQUERQUE	CONSISTENCY	S-MI	NR-LM	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan.
1366	1015 Vermont St. NE	101905845002940506	LT 7-A BLK 24 PLAT OF LOTS 5-A, 7-A, 18-A-1-A BLOCK 24 &LOTS 13-A, 15-A & 18-A-1 BLOCK 25 EAST END ADDITIONCONT .2054 AC	EAST END 24 PROPERTIES LLC	CHANGE	SU-1 / FOR AUTOMOBILE STORAGE	NR-LM	MX-M	MX-M	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use.

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										1	2	3	4	5	
1367	1005-1009 Virginia St. SE	101905847701240602; 101905848902540604	LT 11-A-1 BLK 25 PLAT OF LOT 11-A-1 AND LOT 11-A-2, BLK 25EAST END ADDITION; * 008 025EAST END ADD S40FT L8 X N20FT L9	EAST END HOLDINGS LLC	CHANGE	SU-1 / C-1 USES AND AUTOMOBILE SALES AND STORAGE	MX-L	MX-M	MX-M	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use that is zoned MX-M.
1368	1006-1008 Virginia St. NE	101905851202540720; 101905851201840721	* 017 026EAST END ADD N20FT L16 & S40FT L17; NORTH 30FT OF LOT 15 & SOUTH 30FT LOT 16 BLK 26 EAST END ADDITION	G3 INVESTORS LLC	CHANGE; CONSISTENCY	SU-1 / FOR C-1 USES AND AUTOMOBILE SALES & STORAGE	MX-L	MX-M	MX-M	No	No	No	Yes	No	This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use that is zoned MX-M.
1372	1117 Edith NE	101405851723544209	TRACT 109 B MAP 37	MORALEZ CAROLINA	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	Yes	Yes	No	No	No	This parcel contains one single-family dwelling unit that is nonconforming in MX-M. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1401	N/A ALBUQUERQUE NM 87114	101206411548820171	OPEN SPACE R/W AMENDED REPLAT OF TRS 2A & 4A OF PARADISE VALLEY TO LAS MARCADAS SUBD CONT 0.5641 AC M/L OR 14,572 SQ FTM/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-2 / R-2	R-ML	NR-PO-B	NR-PO-B	No	Yes	No	No	No	This parcel qualifies for the zoning conversion process because based on Criterion #2 because converting from R-ML to NR-PO-B because it removes the ability to develop residential dwellings. This property abuts MPOS at Piedras Marcadas. It is controlled by DMD.
1402	ALBUQUERQUE NM 87114	101006613403530101	TR 1-B-1-A-1 SEVILLE SUBDIVISION UNIT EIGHT (BEING A REPLATOF TRACT 1-B-1-A SEVILLE) CONT 6.1429 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-LT / R-LT	R-1A	NR-PO-A	NR-PO-B	No	Yes	No	No	No	This undeveloped land abuts private land, AMAFCA property, and the Seville Park. It has no access to public right-of-way. It is owned by the Parks & Rec. NR-PO-B is an appropriate zone for land owned or managed by Parks & Recreation.
1405	UNIVERSITY BLVD SE ALBUQUERQUE NM 87106	101505627415440316	WLY POR OF STRIP OF LAND IN SE1/4 ALBUQ GRT 0.50 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	MX-T	MX-T	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because it is a parking lot for the Albuquerque Housing Authority office on abutting lot to the south, which is a nonconforming use in the R-1D zone. MX-T is a zone that allows a parking lot and matches the abutting office land uses, so MX-T is an appropriate zone conversion. The parcel is controlled by DMD.
1406	IRON AVE SW ALBUQUERQUE NM 87102	101305732429710112	052RAYNOLDS ADDITION LOTS 8 X 9	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-T	R-T	MX-T	MX-T	Yes	No	No	No	No	This property is owned by the Cultural Services Department and is used for the BioPark Society Offices. Office is a use that is first allowed in the MX-T zone. MX-T would be an appropriate zone in terms of the surrounding R-T, R-ML, MX-T and NR-PO-A.

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										1	2	3	4	5	
1407	903 TENTH ST SW ALBUQUERQUE NM 87102	101305732129810113	* 010 052RAYNOLDS ADDITION	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-T	R-T	MX-T	MX-T	Yes	No	No	No	No	This property is owned by the Cultural Services Department and is used for the BioPark Society Offices. Office is a use that is first allowed in the MX-T zone. MX-T would be an appropriate zone in terms of the surrounding R-T, R-ML, MX-T and NR-PO-A.
1408	N/A ALBUQUERQUE NM 87120	101006038235410190	* 7 8 COLLEGE PARK ADDITION UNIT #2 & REPLAT OF A PORTION OF UNIT #1	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1C	NR-C	NR-C	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because it is owned by the Parks & Recreation Department and is part of the Ladera Golf Course, which is a use first allowed in the NR-C zone. NR-C is an appropriate zone to address the nonconforming use given the surrounding zoning.
1409	N/A ALBUQUERQUE NM 87120	101006038237710189	TRACT LD6-5 AKA LOT 47 BLK 7 COLLEGE PARK ADDN UNIT #2 REPLAT OF A PORT OF UNIT #1 CONT 10,018 SQ FT +/-	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1C	NR-C	NR-C	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because it is owned by the Parks & Recreation Department and is part of the Ladera Golf Course, which is a use first allowed in the NR-C zone. NR-C is an appropriate zone to address the nonconforming use given the surrounding zoning.
1411	ST JOSEPHS AVE NW ALBUQUERQUE NM 87120	101006020540020369	TR H CORRECTED REPLAT OF COLLEGE PARK WEST CONT 0.9814 AC M/L OR 42,750 SQ FT M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-LT / R-1	R-1A	NR-PO-A	NR-PO-A	No	Yes	No	No	No	This property abuts the Katherine Nicole Park, and it has a multi-use trail and shade structure on it. Converting from R-1 to NR-PO-A is a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. NR-PO-A is the appropriate zone for land managed by Parks & Recreation. It is owned by DMD.
1413	N/A ALBUQUERQUE NM 87102	101305731924942901	LOTS 17-20 BLK 63 RAYNOLDS ADDN	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-1	R-1A	NR-PO-D	NR-PO-D	Yes	No	No	No	No	This lot is within the BioPark premises and includes the BioPark railroad tracks. It is governed by the BioPark Master Plan, which makes NR-PO-D an appropriate zone for this property.
1414	ALBUQUERQUE NM 87120	101106249031710441	TR S-1-A SUMMARY PLAT TAYLOR RANCH TR S-1 NOW COMPRISINGTRS S-1A, S-1-B & S-1-C CONT 1.0700 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1B	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the R-1B zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.

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										1	2	3	4	5	
1415	MURIEL ST NE ALBUQUERQUE NM 87123	102105647150311502	* 028 017EAST CENTRAL BUSINESS ADD	CITY OF ALBUQUERQUE	CHANGE	SU-2 / SU-2/C-3	MX-H	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the MX-H zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1416	N/A ALBUQUERQUE NM 87120	101106030226140915	TR 26-B PLAT OF TRS 26-A & 26-B CORONA DEL SOL CONT 27,613 SQ FT +-	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the R-1D zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1417	RIO GRANDE BLVD NW ALBUQUERQUE NM 87107	101206052024740318	* 004 BOULEVARD GDNS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	RA-2 / R-A2	R-A	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the R-A zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1418	2841 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107	101206050824140317	* 005 BOULEVARD GDNS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	RA-2 / R-A2	R-A	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the R-A zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1419	2901 CENTRAL AV NE ALBUQUERQUE NM 87106	101605728830210102	LT 1 PLAT OF LT 1 BLK 8 MONTE VISTA ADDNCONT 0.427 AC	CITY OF ALBUQUERQUE	CHANGE	CCR-1 / CCR-1	MX-M	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a police station, the existing use on the property, is nonconforming use in the MX-M zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1420	N/A ALBUQUERQUE NM 87109	101806144451410610	TR OF LAND SITUATED IN MUNICIPAL ADD NO 10 USED AS A FIRE STATION SITE CON	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / GOLF COURSE/REC/MAINT FAC	NR-C	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the NR-C zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.

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										1	2	3	4	5	
1421	1601 AVENIDA CESAR CHAVEZ DR SE ALBUQUERQUE NM 87106	101505636741610610B1	(BLDG ONLY) TR CA OF SUMMARY PLAT FOR ALBUQ SPORTS COMPLEX	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / SPORTS COMPLEX-RESTAURANT & LOUNGE & REL FAC	NR-PO-A	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because Isotopes Park is a stadium, which is a nonconforming use in the NR-PO-A zone. NR-SU is the only zone that allows this land use, so NR-SU is an appropriate zone conversion to address the nonconforming use.
1422	1601 AVENIDA CESAR CHAVEZ DR SE ALBUQUERQUE NM 87106	101505636741610610	TR CA OF SUMMARY PLAT FOR ALBUQ SPORTS COMPLEX TR CA	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1/SPORTS COMPLEX-RESTAURANT & LOUNGE & REL FAC / SPORTS COMPLEX-RESTAURANT & LOUNGE & REL FAC	NR-PO-A	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because the Albuquerque Velodrome is a stadium, which is a nonconforming use in the NR-PO-A zone. NR-SU is the only zone that allows this land use, so NR-SU is an appropriate zone conversion to address the nonconforming use. This parcel is managed by Parks & Recreation.
1423	4727 JUAN TABO NE ALBUQUERQUE NM 87111	102106151818340205	FIRE STATION SITE IN SE1/4 SEC 33 T11N R4E CONT 0.5175 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the R-1D zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1425	714 SILVER AV SW ALBUQUERQUE NM 87102 3019	101405702236921309	LOTS 5 THRU 12 BLK 35 ORIG TOWNSITE OF ALBUQUERQUE ADDITION	CITY OF ALBUQUERQUE	CHANGE	SU-3 / SU-3/HOUSING FOCUS	MX-FB-ID	NR-SU	NR-SU	Yes	No	No	No	No	This parcel qualifies for the zoning conversion process based on Criterion #1 because a fire station, the existing use on the property, is nonconforming use in the MX-FB-ID zone. NR-SU is the only zone that allows this land use, so NR-SU an appropriate zone conversion to address the nonconforming use.
1434	N/A ALBUQUERQUE NM 87111	102106143909740328	THE NORTH PORTION OF THE N1/2 SE1/4 NW1/4 SE1/4 SE1/4 EXC PORT OUT TO R/W CONT 0.175 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	R-ML	R-ML	Yes	No	No	No	No	The non-residential uses on this property are considered incidental to the senior living facility. Although they are technically available to the public, they are generally designed for the residents and guests of residents. The original site plan for the property refers to incidental uses, but not separate commercial uses, so these uses would not be considered nonconforming.

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1435	99999 GIBSON BLVD SE	N/A	N/A	CITY OF ALBUQUERQUE	CONSISTENCY	R-1	MX-L, R-1B	MX-L	MX-L	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1B and MX-L zoning. There is an existing parking lot on this property that serves the abutting social club. Because parking for a non-residential use is not allowed in the R-1B zone, MX-L would be an appropriate conversion.
1436	713 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405731112141552	TRACT 55-A PLAT OF LAND OF RUBY GUIDI (BEING TRACT 55 M R GC D MAP #40) ONT 0.4369AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / NCR	MX-L, MX-H	MX-L	MX-L	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1437	716 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405728711341519	TRACT "A" CORRECTED PLAT OF TRS A & B OF THE GUELFI BROTHERS LAND DIVISION CONT 30,927 SF M/L	CITY OF ALBUQUERQUE	CHANGE	SU-2 / HC	MX-L, MX-H	MX-L	MX-L	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1438	717 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405729412241520	MAP 40 TRACT 59	CITY OF ALBUQUERQUE	CHANGE	SU-2 / NCR	MX-L, MX-H	MX-L	MX-L	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1439	1025 BROADWAY BLVD SE ALBUQUERQUE NM 87102	101405631049914303	TR 1 PLAT OF TR 1 SOUTH BROADWAY LIBRARY AND CULTURAL CENTER CONT 3.3249 AC M/L OR 144,833 SQ FT M/L	CITY OF ALBUQUERQUE	CHANGE	SU-2 / MR	NR-PO-A, R-1A, MX-L	MX-L	MX-L	No	No	Yes	No	No	There are multiple zones on this property, along with a parking lot, which is nonconforming in R-1A, so Criterion #3 and #1 apply. MX-L is an appropriate zoning conversion for the parking lot because it matches the zoning for the South Broadway Cultural Center the parking lot is associated with. The portion of this lot that is used as a public park should remain zoned NR-PO-A.

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1440	7525 ZUNI SE ALBUQUERQUE NM 87108	101905714301830209	TR CA-1 REPL OF EAST CENTRAL MULTI-SERVICE CENTER	CITY OF ALBUQUERQUE	CHANGE	C-2 & C-1	MX-M, MX-L	MX-M	MX-M	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-M zoning. There is an existing community center and parking lot on this property. MX-M is an appropriate zoning conversion for the parking lot because it matches the zoning for the abutting properties on Zuni Rd.
1442	CORRALES 87048	101406521832220321	LT 1 PLAT OF LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACTS 14-A & 14-B BLACK RANCH)CONT .4314 AC	CITY OF ALBUQUERQUE	CHANGE	SU-1 / FOR O-1	MX-T, MX-L	MX-T	MX-T	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-T and MX-L zoning. The majority of the property and the majority of the abutting properties are zoned MX-T, so MX-T is an appropriate zoning conversion to fix the floating zone line.
1443	9724 BENTON ST NW ALBUQUERQUE NM 87114	101306420047421230	TR 13A-1-B PLAT OF CACTUS HILLS SUBD CONT 0.2100 AC M/L OR 9,148 SQ FT M/L	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T, R-T	MX-T	MX-T	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-T and R-T zoning. The majority of the property and the majority of the abutting properties are zoned MX-T and drainage is an allowed use in that zone, so MX-T is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1444	N/A ALBUQUERQUE NM 87114	101206619812231012	OPEN SPACE VACATION & REPL PALOMA DEL SOL SUBD COMPRISED OFTR 1A PARADISE NORTH CONT 0.2717 AC M/L OR 11,835 SF M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	NR-PO-A, R-1D	NR-PO-A	NR-PO-A	No	Yes	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1D and NR-PO-A zoning. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling.It is managed by Parks and Recreation and shown as an undeveloped park land use. Because it is City-owned, NR-PO-A would be an appropriate zoning conversion.
1446	824 STOVER AVE SW ALBUQUERQUE NM 87102	101305748923742414	*11B 3 OF SUMMARY PLAT LT 11B OF BLK 3 REALTY SALES COMPANY'S FIRST ADD'N BEING A REPLAT OF LT 11 & A POR OF VAC 9TH STR CONT 0.284 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-1	R-1A, NR-PO-A	NR-PO-A	NR-PO-A	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1A and NR-PO-A zoning. This parcel is part of a park that is zoned NR-PO-A, and has a sign associated with the baseball field use, so NR-PO-A is an appropriate zoning conversion to fix the floating zone line.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1447	2200 SUNPORT BLVD SE ALBUQUERQUE NM 87106	101605420230220101E4; 101605420230220101; 101605420230220101F5	(IMPROVEMENT ONLY) PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPALADDN; TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091 AC; TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091 AC	CITY OF ALBUQUERQUE	CONSISTENCY	M-2; M-1 & SU-1 FOR EXISTING USES AS DEF BY THE IP ZONE / AIRPORT & REL FAC	NR-GM, NR-SU, NR-LM, NR-BP	NR-SU	NR-SU	Yes	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the parcel has NR-BP, NR-LM, NR-GM, and NR-SU zoning (the portions that are NR-BP, NR-LM, and NR-GM do not correspond to any parcel boundaries). NR-SU is an appropriate zone conversion to fix the floating zone line because the whole area parcel contains the airport use, which requires NR-SU zoning.
1448	WELLESLEY DR SE ALBUQUERQUE NM 87106	101605640201940201	TR H SUNPORT MUNICIPAL ADDITION TRACTS A,B,C,D,E,F,G,H,J,K,L& M A REPLAT OF LANDS OF ALBUQUERQUE INTERNATIONALAIRPORT CONT .2847 AC	CITY OF ALBUQUERQUE	CONSISTENCY	P-R / P-R, SU-1 for Airport and Related Facility	R-MH, NR-SU	NR-SU	NR-SU	No	No	Yes	No	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-MH and NR-SU zoning. The Aviation Department controls this parcel, and it is covered by the Sunport Master Plan, so NR-SU is an appropriate zoning conversion.
1450	830 BROADWAY BLVD NE ALBUQUERQUE NM 87102	101405844013742318	TR 1A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	CITY OF ALBUQUERQUE	CHANGE	SU-2 / M-1	NR-LM, MX-M	NR-LM	NR-LM	No	No	Yes	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both NR-LM and MX-M zoning. This property is also undeveloped land that was previously zoned SU-2, so Criterion #4 applies. The majority of the property and the majority of the abutting properties are zoned NR-LM, so NR-LM is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1451	2525 TINGLEY DR SW ALBUQUERQUE NM 87104 1651	101205841815540101	TR A OF SUMMARY REPL SHOWING TR A BEACH MOTEL PROPERTY	CITY OF ALBUQUERQUE	CHANGE	R-3	R-MH, MX-M	R-MH	R-MH	No	No	Yes	No	No	There is a floating zone line on this property, so Criterion 3 applies. The majority of the the property is zoned R-MH, so R-MH is an appropriate zoning conversion to fix the floating zone line.
1452	1224 AIRWAY RD SW ALBUQUERQUE NM 87105	101305613536520614	LOT 18-C R J BACA ADDITION PLAT OF LTS 18-A, 18-B & 18-C R J BACA ADD CONT 36,758 SQ FT +-	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 and SU-1 for FOOD PROCESSING ESTABLISHMEN T	R-1B, NR-C	R-1B	R-1B	No	No	Yes	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1B and NR-C zoning. This property is undeveloped land that was previously zoned SU-1 for a portion of the parcel, so Criterion #4 also applies. This land is controlled by the Metropolitan Redevelopment Agency (MRA). The R-1B zone would be more appropriate than the NR-C zone given the surrounding zoning and context.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1455	RETABLO RD NW ALBUQUERQUE NM 87120	100906305215030121	TR 2 PLAT FOR MONTECITO VISTAS, UNIT 1 (BEING COMPRISED OFTRACTS 9-B, 9-C, 10-B, 10-C, 24, 25, 26-A, 26-B & 27,VOLCANO CLIFFS UNIT 6 AND TRACT 14, VOLCANO CLIFFS, UNIT 9	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1457	ALBUQUERQUE NM 87114	101206616021031330	PARCEL C BULK LAND PLAT OF STONEBRIDGE POINTESUBDIVISION CONT 2.0054 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR R-2 USES AS DESCRIBED IN 01EPC-01196	R-ML	MX-L	MX-L	No	No	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned SU-1. MX-L is an appropriate zoning conversion because of the MX-L properties to the west and because this zone would allow for non-residential zoning on the West Side, which is supported by Comp Plan policies about addressing the jobs-housing imbalance. The parcel is controlled by DMD.
1458	CIBOLA LP NW ALBUQUERQUE 87114	101306627014140306	TR A-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOPSUBDIVISION CONT 6.8934 AC	CITY OF ALBUQUERQUE	CHANGE	SU-1 / FOR CITY OF ALBUQUERQUE COMMUNITY FACILITIES AND RELATED USES	MX-L	MX-M	MX-M	No	No	No	Yes	No	This property is undeveloped land that was previously zoned "SU-1 for City of Albuquerque Community Facilities and Related Uses," so Criterion #4 applies. It is now zoned MX-L, which is a zone that allows both a community center and library. The MX-L zone is roughly equivalent to the previous C-1 zone, and residential uses. Comments submitted during the Phase 1 Zone Conversion indicated that the MX-M zone would more closely reflect the entitlements as shown in the approved site plan.
1462	COORS BLVD NW ALBUQUERQUE NM 87121	101005846221940381	W'LY PORT OF TRS Q-4 & Q-5 ATRISCO BUSINESS PARK UNIT 4CONT 1.3581 +/- AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / PLANNED INDUST PARK	NR-BP	NR-PO-A	NR-PO-A	No	No	No	Yes	Yes	This lot is undeveloped land that was previously zoned R-D, so Criterion #4 applies. A portion of this lot is within the Cedar Ridge Pond Park. Because a portion of this parcel is within a designated park, the NR-PO-A zone would be an appropriate zoning conversion.
1463	FACIEL RD NW ALBUQUERQUE NM 87120	100806341452210144	N'LY PORT OF TR 4 UNIT NO. 10 VOLCANO CLIFFS SUBDCONT .9894 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1464	FACIEL RD NW ALBUQUERQUE NM 87120	100806347852210164	N'LY PORT TR 2 UNIT 10 VOLCANO CLIFFS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1465	FACIEL RD NW ALBUQUERQUE NM 87120	100806351652210165	N'LY PORT OF TR 1 UNIT NO. 10 VOLCANO CLIFFS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1466	FACIEL RD NW ALBUQUERQUE NM 87120	100806334152110166	N'LY PORT OF TR 6 UNIT 10 OF VOLCANO CLIFFS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1467	FACIEL RD NW ALBUQUERQUE NM 87120	100806344552210167	N'LY PORT OF TR 3 UNIT NO. 10 VOLCANO CLIFFS SUBD	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1468	N/A ALBUQUERQUE NM 87120	100806337452210134	TR 5-A REPLAT TR 5 UNIT 10 VOLCANO CLIFFS SUBD CONT 0.493 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1469	N/A ALBUQUERQUE NM 87120	100806338852210157	TR 5B REPLAT TR 5 UNIT 10 VOLCANO CLIFFS SUBD CONT 0.493 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1470	N/A ALBUQUERQUE NM 87120	100806330652010132	TRACT 1 BLK 4 UNIT NO 11 VOLCANO CLIFFS SUB	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / VCRR	R-A	NR-PO-B	NR-PO-B	No	Yes	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space.
1471	RIO GRANDE AVE SW ALBUQUERQUE NM 87102	101305734924643001	* 018 062RAYNOLDS THRU L 24	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-1	R-1A	NR-PO-D	NR-PO-D	Yes	No	No	Yes	No	This lot is within the BioPark premises and includes the BioPark railroad tracks. Biological Park is a use that is nonconforming in the R-1 zone, so Criterion #1 applies. This property is governed by the BioPark Master Plan, which makes NR-PO-D an appropriate zone.
1472	N/A ALBUQUERQUE NM 87121	100805428107140801	TR 1 CORR PLAT FOR ANDERSON HEIGHTS UNIT 1 CONT 4.7600 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1B	R-1B	No	No	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned R-D. R-1B is an appropriate zoning conversion to match the abutting R-1B properties to the west. The parcel is controlled by DMD.
1473	N/A ALBUQUERQUE NM 87114	101006614231220920	*9 8 PARADISE HEIGHTS UNIT 5	CITY OF ALBUQUERQUE PLAZA DEL SOL BLDG 2ND & ROMA NW ROOM #1	CONSISTENCY	SU-1 / SU-1 for C-1	MX-L	R-1B	R-1B	No	No	No	Yes	No	This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned SU-1. R-1B is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1474	ALAMO AV SE ALBUQUERQUE NM 87106	101605517538920120	TR A-1-B REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 2.7718 AC M/L OR 120,743SF M/L	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR EXISTING USES AS DEF BY THE IP ZONE	NR-BP		NR-SU	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5 because it is less than 20 acres and there is no Master Development Plan for this land. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. The Aviation Department controls this parcel, and it is covered by the Sunport Master Plan, so NR-SU is an appropriate zone district.
1475	10420 RESEARCH PARK SE ALBUQUERQUE NM 87123	102105505041520166	LOT 2-A BLOCK 4 PLAT OF LOT 2-A IN BLOCK 4 SANDIARESEARCH PARK CONT 7.0406 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / IP USES	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is a compatible zone with the surrounding NR-BP zoning in the area.
1476	3831 SINGER BLVD NE ALBUQUERQUE NM 87109	101706108252020303	LT 6-A EXCL PORT OUT TO R/W REPLAT OF LOTS 6, 7, 14, 15, 20AND 21, MIDWAY BUSINESS PARK CONT 1.0633 AC	CITY OF ALBUQUERQUE	CONSISTENCY	IP / IP	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. NR-C is an appropriate zoning conversion given the existing office uses and its compatibility with the surrounding NR-BP zoning in the area. The parcel is controlled by DMD.
1477	5511 HOLLY AV NE ALBUQUERQUE NM 87113	101806415607030404	LOT 23A BLOCK 17 PLAT OF LOTS D-1 & 23A, BLOCK 17 & LOT8A-1, BLOCK 18, TRACT A, UNIT B NORTH ALBUQUERQUEACRES CONT .8674 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / IP OR SU-2 RC	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-2 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP and NR-LM zoning in the area. The parcel is controlled by DMD.
1478	8081 CENTRAL AVE NW ALBUQUERQUE NM 87121	101005705918231316	TR A PLAT & VACATION REQUEST FOR TRS A & B WEST ROUTE66 ADDN CONT 6.4253 AC +/-	CITY OF ALBUQUERQUE	CHANGE	SU-2 / IP	NR-BP	NR-C	MX-M	No	No	No	No	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. Mixed-use – Medium (MX-M) is an appropriate conversion because it would match the zoning for the remainder of the City-owned premises, which has a shared circulation system. This parcel is developed with the Patrick J. Baca Library, the Central and Unser Transit Center, and a park and ride, which are permissive uses in the MX-M zone.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1479	10400 GIBSON AVE SE ALBUQUERQUE NM 87123	102105505451820301	LT 1A-1 BLK 1 LOT 1A-1 BLOCK ONE SANDIA RESEARCH PARKBEING A REPLAT OF LOT 1A, 2, 3, 7 & 8A BLOCK ONE SANDIARESEARCH PARK CONT 5.0112 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / IP USES	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is a compatible zone with the surrounding NR-BP zoning in the area.
1481	ALBUQUERQUE NM 87113	101606333438410701	TR U-1-A PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISIONCONT 3.8204 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED	NR-BP	NR-C	NR-C	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP zoning in the area. The parcel is controlled by DMD.
1482	ALBUQUERQUE NM 87121	100905635508942523	S'LY 280 FT OF TR 434 TOWN OF ATRISCO GRANT UNIT #3CONT 1.3100 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-1	PD	R-1B	R-1B	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1ABis an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1483	ALBUQUERQUE NM 87121	100905637009142522	THE S'LY PORTION OF TR 433 UNIT # 3 TOWN OF ATRISCO GRANTCONT .4879 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1B	R-1B	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1ABis an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1485	N/A ALBUQUERQUE NM 87120	101006149218340715	TR WITHIN THE SE/4 NE/4 SE/4 SEC 34 T11N R2E BEING A PORTION OF GOVT LT 1 (AKA PARCEL 6-1-NRW) CONT 0.0515 AC M/L OR 2,246 SQ FT M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	MX-L	MX-L	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. MX-L is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.

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Organized by FORM ID

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										1	2	3	4	5	
1486	4527 67TH ST NW ALBUQUERQUE NM 87120	101006134310041001	LOT 49-P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1THROUGH 111 AND TRACT A CONT .2458 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1A	R-1A	No	No	No	Yes	Yes	his parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1A is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1487	N/A ALBUQUERQUE NM 87120	101206222951721801	TR A BLK 1 PRAIRIE RIDGE UNIT 6 VACATION AND SUBDIVISION PLA	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1B	R-1B	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1B is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1488	9020 GLENDALE AV NE ALBUQUERQUE NM 87122	102006525503830117	* 016 017TR 1 UNIT 3 NO ALBUQ ACRES	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1489	9000 GLENDALE AVE NE ALBUQUERQUE NM 87122	102006523903830118	* 015 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	No	No	No	Yes	Yes	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1490	500 PASEO DEL NORTE NE ALBUQUERQUE NM 87113	101606337550210203	TR U-5 BULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U-5, & U-6VISTA DEL NORTE CONT 2.9351 AC	CITY OF ALBUQUERQUE	CHANGE	SU-1 / FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED	NR-BP	NR-C	NR-C	No	No	No	No	Yes	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. Water utility land uses are considered to be “Utility, other major” in the IDO and are allowed permissively in every zone. NR-C is a compatible zone with the surrounding NR-BP zoning in the area, and it allows many of the same uses but does not require a Master Development Plan or have a minimum size threshold.